

PB# 88-34

**Oakwood Commercial
Center**

44-1-39

9/12/84
Oakwood Commercial Center 88-34

Disapproved
4/12/89

Applicant: Leon Kline (K&K Management) 783-7417
Representative: Tectonic Eng. 928-6531

County File No. NWT 5-89 M

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of K & K Management/ Oakwood Commercial Center
for a Site Plan Route 94
County Action: Approved

LOCAL MUNICIPAL ACTION
The Above-cited application was:
Denied Approved
Approved subject to County recommendations

.....
(Date of Local Action) (Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

General Receipt 10640

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of K & K Management June 9 1989
Three Hundred Ten and 50/100 \$ 310.50 DOLLARS
For Engineer fees - 88-34

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check # 310.50</u>		
<u># 1815</u>		

By Pauline J. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

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10640

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Oakwood Comm. Ctr. June 9 19 89
K & K Management \$ 310.50

Three Hundred ten and 50/100 DOLLARS

For Engineer fees - 88-34

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Check # 310.50</u>		
<u># 1815</u>		

By Pauline J. Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

9836

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Oakwood Commercial Center May 18 19 88
Twenty-five and 00/100 \$ 25.00

Site Plan Application 88-34 DOLLARS

For Site Plan Application 88-34

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>CK # 1741</u>		<u>25.00</u>

By Pauline J. Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Denied 88-34

Reapplied on file #89-20

OAKWOOD COMMERCIAL CENTER - SITE PLAN (88-34)

Mr. Ross Winglovitz of Tectonic came before the Board representing this proposal.

Mr. Winglovitz: I have a copy of the estimate for the site work and public improvements for the Board. That was also sent to Mark Edsall for his review and approval. I think the last time when this came to the Board, one of the remaining questions was Orange County Department of Planning approval and I believe that has been done and was submitted to the Board from Orange County Department of Planning and approved.

Mr. Rones: Is that in the file, Mr. Chairman, can we just confirm that we have received Orange County Planning Department letter. There is a form from the Orange County Planning Department dated March 27th, 1989 in the file regarding the application of K&K Management, Oakwood Commercial Center site plan on Route 94 and Peter Garrison, the Commissioner, states the retention of the existing stonewall is commendable and a connection between the Commercial Center parking lot and the adjacent Cappichioni property should be considered. Otherwise, the matter is approved as far as the Orange County Department of Planning and Development is concerned.

Mr. Winglovitz: I feel it would create a weird traffic pattern within the development itself with too many access.

Mr. VanLeeuwen: I am against that and I will tell you why because coming out of Cappichioni Real Estate, the sight distance is very limited because you have the sharp bend just below that.

Mr. McCarville: If you joined them back here they could go out this way and I'd have better sight distance at this intersection.

Mr. Soukup: You can't join them in the front, you might want to in the back. You can't do it in the front because it is too close to his entrance because you have people trying to get in his lot with people coming out so it would have to be in the back of the proposed building in order to get distance away from the entrance. If there is no way to do it then we forget about it.

Mr. VanLeeuwen: I don't think it is a good idea.

Mr. Pagano: It doesn't specify why he wants it, just like an off-hand comment and if he gave us some more detail what he is trying to get at, I could understand it, a connection between the Commercial Center parking lot and the adjacent Cappichioni property should be considered but not why. I don't understand the method of his thinking.

Mr. Winglovitz: If the Board has no further comments, I'd like to ask for site plan approval. We have been through this.

Mr. Rones: Was there a revision of the sidewalks to concrete, is that noted on the plan.

4-12-89

Mr. Winglovitz: I believe so, yes, it is typical detail that the sidewalks are concrete.

Mr. Babcock: Possibly we should be looking at the plan that is in our file.

Mr. Rones: The plan on the Board says 4 foot wide concrete sidewalk.

Mr. Babcock: That is the plan that the gentleman walked in with tonight.

Mr. Soukup: The one on file I have here is what revision date.

Mr. Rones: 3/8/89.

Mr. Soukup: Mine is 2/16.

Mr. VanLeeuwen: Mine shows 4 foot paved sidewalk.

Mr. Soukup: Right, that is revision #6.

Mr. Winglovitz: That was one of the comments from the engineer.

Mr. Pagano: We are talking about revision 6 at this point of the map as submitted tonight.

Mr. VanLeeuwen: 3/8/89, that is the last revision. It shows paved 4 foot paved sidewalk. It does not show concrete sidewalk.

Mr. Rones: It does show concrete.

Mr. McCarville: Just as Mr. Garrison recommended a change with a connection to the property next door, that could not be accomplished with this plan because you'd lose two parking spaces. They exceed by one space the requirement. The map that we had from the 20 exceeded by two so there is one less space on this map here.

Mr. Winglovitz: We moved the existing dumpster also.

Mr. McCarville: To make room for the dumpster, we lost a space. What we are seeing is a piece of property that is overdeveloped. We can't put sidewalks because they don't fit, we don't want to destroy the wall, they can't put sidewalks in front of the wall because there are utilities yet you can build Manhattan with subway cars running underneath. I don't understand why you can't put a sidewalk with utilities under it.

Mr. Jones: This is not Manhattan it's New Windsor.

Mr. McCarville: There is a 95% development rate.

Mr. Winglovitz: The town code states building area and we meet the requirements as stated by the town for building area.

Mr. McCarville: That will soon be changed.

Mr. Roncs: It seems that all of the notes on this map which says it is the #6 revision are not the same as the one that is on the board here. That has the same revision date unless there is a latter one because this says 4 foot wide concrete sidewalk.

Mr. VanLeeuwen: And mine says 4 foot wide paved sidewalk.

Mr. Winglovitz: That revision should have been changed.

Mr. Roncs: That map up on the board has the revision but even though you have got the same revision date on this plan here it is not the same one. I don't know what yours show.

Mr. Winglovitz: That was submitted 10 days ago and that revision was probably made when we made up the site costs and estimate for the site work. That should be revised.

Mr. Roncs: That is a revision that is not noted.

Mr. Soukup: Simple solution to that is to make any approvals subject to the engineer's letter and confirmation before the map is signed.

Mr. Roncs: The other comment of Mark is that there should be a 12 inch diameter CMP storm drainage and I note that also appears on the plan that is up on the board. I don't know what it shows on the one that is on your table. Mark's comments on handled on there then the rest has to do--

Mr. VanLeeuwen: What about the site for the dumpster. What is that going to look like. It is going to be concrete block.

Mr. Soukup: It says enclosure with cover. That is pretty much what we asked for. The other thing that this should be subject to is that the building elevation presented to us is subject to part of this approval also even though it is not part of these drawings, the building elevation presented at the last meeting which showed similar facade front and back is a subject to of this approval and this drawing in not part of this set.

Mr. Pagano: We have got one drawing here and one here. This is one of the things that is always disturbing and waste of our time. We have got other people on the agenda today and we have got here a sort of incomplete map. We have a discrepancy and I don't think the Board, I think it is impossible for the Board at this time, this is my opinion, to do a job on this. I just can't see how we can do it.

Mr. Winglovitz: The map is not incomplete, lacking of two comments that have been revised on the new map that can be given approval subject to those two comments.

Mr. Pagano: I leave it to the Board whether they want to continue with it.

Mr. VanLeeuwen: There is one thing I want to do, the drawing what he showed what the building is going to look like, I want that part of this town map and stays in the Town Hall as approved.

Mr. Winglovitz: That was never requested prior and usually is not part of a submission for site plan approval.

Mr. Roncs: We did have quite a bit of discussion about that elevation at the last meeting. We spent a great deal of time on it.

Mr. Soukup: Your associate was here and made a special effort to bring it back revised and in conformance with our field trip so this project could proceed to the level that we are at now.

Mr. VanLeeuwen: You want a vote on this tonight, is that what you want.

Mr. Winglovitz: I'd like to have a final conditional approval pending the engineer's comments and I mean what reasons do we have, major reasons.

Mr. VanLeeuwen: I don't think you were here three meetings ago or two meetings ago when I said that I would like to see the rendering of the building attached to the plan and that is the way they are going to be presented and that has not been done.

Mr. Winglovitz: Three meetings I was here and the last two it was my associate Don.

Mr. VanLeeuwen: That is where I stand. I want it as part of it.

Mr. Winglovitz: That can be put in with the building permit issuance.

Mr. VanLeeuwen: No. We have been tricked to many times.

Mr. Roncs: We don't want a misunderstanding about what we are approving.

Mr. McCarville: The very first time this thing came in in its draft form, I made a recommendation that this driveway be put through to the lot next door on the very first plan and it is not like that just came up tonight.

Mr. Winglovitz: You stated that there is no parking area in the back of the Cappichioni property. We can't make Mr. Cappichioni provide a drive-thru there in the back of his property at his cost.

Mr. McCarville: No, just leave a space for the future development if so desired, less traffic coming out on the curb and more in the intersection where it belongs.

Mr. Pagano: Well, it is up to the Board. Do you want to make a motion. Where do we want to go from here.

Mr. VanLeeuwen: I want to see the map completed and corrected and then I will vote yes. I also want to see what I have asked for in the beginning, okay, I want to see a rendering of the building attached to that map as part of the map and I want to see it go in the file that way. That is my--if I don't see that I will not vote yes.

Mr. Winglovitz: When I was here in October, I brought the map of the elevation. It was snubbed and not reviewed. It could have been addressed to me at that time and it wasn't.

Mr. McCarville: I make a motion that we approve the Oakwood Commercial Site Plan 88-34 Route 94.

Mr. VanLeeuwen: I will second it.

ROLL CALL:

Mr. Jones	No
Mr. Soukup	No, not without the subject to's, I have to vote no.
Mr. McCarville	No
Mr. VanLeeuwen	No
Mr. Pagano	No

Mr. Rones: One thing that I would like to do is to put the matter of Oakwood Commercial Center on the next month's agenda for the adoption of written findings of fact with respect to the denial so we can provide the applicant with written findings of fact in accordance with the requirements.

AS OF: 06/07/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 34

								-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
88-34	18261	09/28/88	TIME	MJE	MC OAKWOOD	40.00	0.30	12.00			
88-34	18264	09/29/88	TIME	MJE	MC OAKWOOD	40.00	0.50	20.00			
88-34	18808	10/06/88	TIME	EJ	CL OAKWOOD COMM CTR	17.00	0.50	8.50			
88-34	17098	10/10/88	TIME	JMF	NR OAKWOOD COMPER	40.00	0.20	8.00			
88-34	20362	11/07/88	TIME	MJE	MC OAKWOOD	40.00	0.50	20.00			
88-34	20378	11/07/88	TIME	NJE	CL OAKWOOD	17.00	0.50	8.50			
								77.00			
88-34	23380	12/19/88			BILL PARTIAL					-77.00	
										-77.00	
88-34	24387	01/07/89	TIME	MJE	MC OAKWOOD	60.00	0.80	48.00			
88-34	24996	01/10/89	TIME	NJE	CL OAKWOOD	19.00	0.50	9.50			
88-34	25828	01/30/89	TIME	MJE	MC OAKWOOD	60.00	0.40	24.00			
88-34	27038	02/16/89	TIME	MJE	MC OAKWOOD	60.00	0.50	30.00			
88-34	27230	02/16/89	TIME	LSB	CL OAKWOOD	19.00	0.80	15.20			
88-34	27042	02/17/89	TIME	MJE	MC OAKWOOD	60.00	0.10	6.00			
88-34	27658	02/22/89	TIME	NJE	MC OAKWOOD	60.00	0.20	12.00			
								221.70			
88-34	28059	02/28/89			BILL inv 89 172					-144.70	
										-221.70	
88-34	28743	03/07/89	TIME	MJE	MC OAKWOOD	60.00	0.50	30.00			
88-34	29064	03/07/89	TIME	NJE	CL OAKWOOD COMM	19.00	0.50	9.50			
88-34	28754	03/08/89	TIME	MJE	MC OAKWOOD	60.00	0.10	6.00			
88-34	28760	03/10/89	TIME	MJE	MC OAKWOOD	60.00	0.30	18.00			
88-34	31722	04/10/89	TIME	EJ	CL OAKWOOD - PB COMMS	19.00	0.50	9.50			
88-34	31728	04/11/89	TIME	EJ	CL OAKWOOD - PB COMMS	19.00	0.20	3.80			
88-34	31790	04/17/89	TIME	MJE	MC OAKWOOD	60.00	0.20	12.00			
								310.50			
88-34	33150	05/10/89			BILL inv 89 263					-88.80	
										-310.50	
TASK TOTAL								310.50	0.00	-310.50	0.00
GRAND TOTAL								310.50	0.00	-310.50	0.00

AS OF: 05/10/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 34

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
88-34	19089	09/28/88	TIME	NJE	MC	OAKWOOD	40.00	0.30	12.00			
88-34	19092	09/29/88	TIME	NJE	MC	OAKWOOD	40.00	0.50	20.00			
88-34	19653	10/06/88	TIME	EJ	CL	OAKWOOD COMM CTR	17.00	0.50	8.50			
88-34	19947	10/10/88	TIME	JHF	MR	OAKWOOD COMMER	40.00	0.20	8.00			
88-34	21256	11/07/88	TIME	NJE	MC	OAKWOOD	40.00	0.50	20.00			
88-34	21272	11/07/88	TIME	NJE	CL	OAKWOOD	17.00	0.50	8.50			
									77.00			
88-34	24312	12/19/88				BILL PARTIAL						-77.00
												-77.00
88-34	25338	01/07/89	TIME	NJE	MC	OAKWOOD	60.00	0.80	48.00			
88-34	25948	01/10/89	TIME	NJE	CL	OAKWOOD	19.00	0.50	9.50			
88-34	26788	01/30/89	TIME	NJE	MC	OAKWOOD	60.00	0.40	24.00			
88-34	27999	02/16/89	TIME	NJE	MC	OAKWOOD	60.00	0.50	30.00			
88-34	28191	02/16/89	TIME	LSB	CL	OAKWOOD	19.00	0.80	15.20			
88-34	28003	02/17/89	TIME	NJE	MC	OAKWOOD	60.00	0.10	6.00			
88-34	28619	02/22/89	TIME	NJE	MC	OAKWOOD	60.00	0.20	12.00			
									221.70			
88-34	29020	02/28/89				BILL inv 89 172						-144.70
												-221.70
88-34	29704	03/07/89	TIME	NJE	MC	OAKWOOD	60.00	0.50	30.00			
88-34	30025	03/07/89	TIME	NJE	CL	OAKWOOD COMM	19.00	0.50	9.50			
88-34	29715	03/08/89	TIME	NJE	MC	OAKWOOD	60.00	0.10	6.00			
88-34	29721	03/10/89	TIME	NJE	MC	OAKWOOD	60.00	0.30	18.00			
88-34	32688	04/10/89	TIME	EJ	CL	OAKWOOD - PB COMMS	19.00	0.50	9.50			
88-34	32694	04/11/89	TIME	EJ	CL	OAKWOOD - PB COMMS	19.00	0.20	3.80			
88-34	32956	04/17/89	TIME	NJE	MC	OAKWOOD	60.00	0.20	12.00			
									310.50	0.00	-221.70	88.80
						TASK TOTAL						
									310.50	0.00	-221.70	88.80
						GRAND TOTAL						
									310.50	0.00	-221.70	88.80

FILE HISTORY

DATE FILE OPENED: 5-18-88

PLANNING BOARD NUMBER 88-34

COPY OF PLANS GIVEN TO:

DATE

DATE RETURNED

MARK EDSALL
FIRE INSPECTOR
WATER DEPARTMENT
HIGHWAY DEPARTMENT

REVISED PLANS:

MARK EDSALL
FIRE INSPECTOR
WATER DEPARTMENT
HIGHWAY DEPARTMENT

10-24-88+12-23
10-24-88+12-23
10-24-88+12-23
10-24-88+12-23

10-25-88 Approved 12-29-88 App.
11-2-88 Approved

AGENDA DATE:

RESULTS:

11-9-88

public hearing

FEES:

DATE & AMOUNT PAID

DATE PLANS APPROVED AND STAMPED BY TOWN OF NEW WINDSOR: _____

DATE PLANS PICKED UP BY APPLICANT: _____

NOTES: _____



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

April 27, 1989

NN21975

Tectonic Engineering Consultants, P.C.
P.O. Box 447
Highland Mills, New York 10930

RE: Oakwood Commercial Center Site
Plan: New Windsor 88-34

Gentlemen:

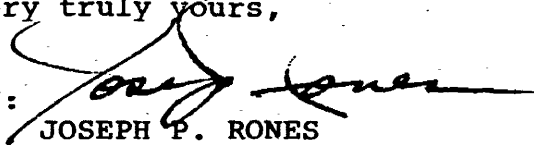
The site plan presented to the April 12, 1989 meeting of the Board was denied without prejudice to renewal for the following reasons:

1. There was a discrepancy between 2 site plan maps with the same revision dates but each containing different notes.
2. There was no provision for an R.O.W. for possible future access from the adjoining parcel. (a reserved strip)
3. The agreed building elevations were not incorporated into the site plan.

If you and the applicant are disposed to resolving the above, please contact the building inspector to be placed on the next available agenda.

Very truly yours,

BY:


JOSEPH P. RONES
Planning Board Attorney

JPR:mb

cc: P.B. Chairman
Michael Babcock

10-12-88

OAKWOOD COMMERCIAL CENTER - SITE PLAN (88-34)

Mr. Ross Winglovitz from Tectonic came before the Board representing this proposal.

Mr. Winglovitz: We are seeking site plan approval. The site is now a vacant lot with some stumps and a vine and a stonewall.

Mr. VanLeeuwen: Who owns the property?

Mr. Winglovitz: Cline, Mr. Cline.

Mr. Scheible: In our files, it says Leon Cline.

Mr. Rones: On the plan it says the record is Cappichioni. Probably he is in contract.

Mr. Jones: Are you leaving the stonewall?

Mr. Winglovitz: Yes.

Mr. Scheible: And, the use for the building.

Mr. Winglovitz: It is going to be commercial, most likely retail and office space whichever he finds suitable.

Mr. Scheible: There is no set building that is going to come into this, no set business or anything like that.

Mr. Winglovitz: No.

Mr. Babcock: It is in a neighborhood commercial zone. One of Mark's comments here, it has to be labeled with some--what is the permitted use. We have to know, we have to know that one of the multiple uses is a permitted use, retail office or get out the NC Table and choose.

Mr. Winglovitz: Okay.

Mr. Roncs: Just have the zoning listed on plan in your bulk requirements. Indicate that it is for the NC Zone.

Mr. Winglovitz: No problem. Mark had a comment whether it was NC Zoned or was not because of the confusion there is alot of different zones cutting through the same area. He was telling me, I believe, and I tried to get a hold of the town zoning map but it happens that there is no town zoning map. It is being changed.

Mr. Scheible: Bobby Rogers found it acceptable.

Mr. Jones: Number one, there is no building on there.

Mr. McCarville: Looking at this, you have a road coming out almost directly across from this property on Ceasars Lane and you have Oakwood Terrace here to the south on the opposite side you have the convenience store, to this side you have Paul's Office with a driveway coming out and as Ron said, it is 130 feet from the proposed driveway to Oakwood Terrace. This whole thing should come in and off of Oakwood Terrace without anything off 94.

Mr. Lander: It is a town road.

Mr. Winglovitz: This is more acceptable to the fire department with two entrances.

Mr. McCarville: You will have two, one coming in and one coming out.

Mr. VanLeeuwen: We have no control over that.

Mr. McCarville: We have control over approving or disapproving a plan.

Mr. Lander: If you were going to do something, make it an entrance only. Make the whole thing, should be on Oakwood Terrace.

Mr. McCarville: We are going to need a handicapped plan and screening to the rear to Oakwood Terrace Corporation if you look at this, the whole thing is blacktopped. Every inch is either blacktop or building and again, I am wondering if we are not trying to squeeze to much onto a lot. You have about a 22 square feet of area there which would have no grass, nothing here but blacktop. It is overdeveloped. The whole thing is overdeveloped. I still don't like this coming out onto 94.

Mr. VanLeeuwen: Two or three foot around the edge of the building leaves something for planters.

Mr. Scheible: You didn't submit a landscaping plan?

Mr. Winglovitz: No. It is going to be typical office building with entrance in the front.

Mr. McCarville: It is going to be brick or metal?

Mr. Scheible: Your plans are quite vague here. There is quite alot missing. Your next step is to come back into this Board with a more detailed plan and note, I would make a few notes. We'd like to see a landscaping plan. I'd like to see a--

Mr. Winglovitz: I'd like one of Mark's comments. One of them was how many parking spaces is adequate and I found out that we are more than adequate with the retail floor space used. We only need 30 spaces and we have 42 so I'd like to take out that back row of parking spaces.

Mr. VanLeeuwen: I think you ought to leave that in there but what I'd like to see around the building is a sidewalk plantings around the building.

Mr. Winglovitz: I will have to confer with the fire department because they wanted the 30 foot setback.

Mr. Scheible: What you have done you have put as large a building as possible and eliminated all the little niceties that we like to see. Now, you are going to have to move all the little niceties, the sidewalk and the landscaping and so forth and you are going to end up shrinking your building. That is what is going to have to happen. We just can't throw a building in there and take off and leave that it would look like--we have to live with it. You come from Highland Mills. You are not going to see it as much as we do. We look at it day in and day out and we have to live with it and we want something that we can be proud of looking at.

Mr. Winglovitz: Major points are landscaping and reducing development of the lot.

Mr. Scheible: Exactly by doing things that we are requesting, you are going to have to reduce the size of the building.

Mr. Schiefer: What about the access on Route 94. Give some thought about what you think about putting both entrances and exits on Oakwood Terrace.

Mr. Babcock: I know on other projects that we have seen on retail or whatever its been, we like to see a rear entrance for loading and deliveries so that we don't have trucks and tractor trailers in the front.

Mr. Winglovitz: There is a storage area.

Mr. Lander: Show us where all the entry doors are for deliveries.

Mr. McCarville: I am still not at all pleased with the side of the building and the amount of the building you are developing with the building and blacktop. Not even 8% of the property you are going to have to shrink that down.

Mr. Scheible: I think he understands that.

Mr. Babcock: Is that a useable second-story?

Mr. Winglovitz: That is up to the architect.

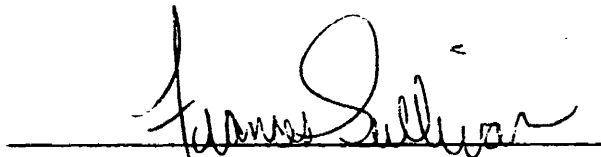
Mr. Babcock: Have you seen the building plans?

Mr. Winglovitz: No.

Mr. Scheible: Thank you

Being that there was no further business to come before the Board a motion was made by Mr. VanLeeuwen to adjourn the October 12th, 1988 meeting of the Town of New Windsor Planning Board seconded by Mr. Jones and approved by the Board.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Frances Sullivan", is written over a horizontal line.

FRANCES SULLIVAN
Stenographer

file

TOWN OF NEW WINDSOR
PLANNING BOARD MEETING
JANUARY 11, 1989

MEMBERS PRESENT: CARL SCHIEFER, CHAIRMAN
RON LANDER
DAN MC CARVILLE
LAWRENCE JONES
HENRY VAN LEEUWEN
JOHN PAGANO

ALSO PRESENT: JOSEPH RONES, ESQ., PLANNING BOARD ATTORNEY
MARK EDSALL, P.E., PLANNING BOARD ENGINEER
MICHAEL BABCOCK, BUILDING INSPECTOR

ABSENT: VINCENT SOUKUP

Mr. Schiefer called the regular meeting to order.

Mr. VanLeeuwen: Being that we have not received the last month's minutes in time to approve them, we will put them on hold until next month's meeting.

~~PUBLIC HEARING - OAKWOOD COMMERCIAL CENTER - SITE PLAN (22-24)~~

Mr. Ross Winglovitz came before the Board representing this proposal.

Mr. Winglovitz: What we are proposing here is a roughly 7,000 square foot commercial center. It is commercial and office space/retail space on the corner of Route 94 and Oakwood Terrace in the Town of New Windsor. Right now, it is a vacant lot existing stonewall in front. We'd like to leave that there, putting up a nice colonial building, wood siding to fit into the atmosphere of the surrounding area. So, it is roughly an acre property in the Town of New Windsor. Does anybody have any questions. I'd like to field any questions at this time regarding the facility.

Mr. Schiefer: Before the public speaks, stand up and state your name for the record.

Mr. Matthews: I am a resident of Oakwood Terrace. The entrance and exit onto Oakwood Terrace is already a very busy area, it could be a detriment to the people living in this area. I'd like to see that closed off and the shrubs continued around that corner.

Mr. Winglovitz: One primary concern here is emergency access to the facility from two different points.

Mr. Matthews: It still would be one entrance and one exit, whether it be emergency or otherwise. How you could define that as emergency and not let people go in and out.

Mr. Winglovitz: I am not saying it is just going to be used for emergency purposes. What I am saying is in an emergency, they like to have two entrances to a facility.

Mr. Matthews: When you say they, who do you mean.

Mr. Winglovitz: Fire department, police department, ambulance corps.

Mr. Matthews: Where we live, there is only one entrance and exit right there but that is a very very busy area right there.

Mr. Winglovitz: That is going to be more of a secondary entrance than the front.

Mr. Matthews: We already have a bad area there. It is very bad.

Mr. Winglovitz: It was approved by the New York State Department of Transportation as to where it is located. All the road cuts and everything. I feel your traffic flow in that area is not going to be that high. Most of the people who are going to be using it are the people in Oakwood Terrace. Most people will be entering through Route 94 entrance.

Mr. Matthews: Would there be any action taken on this project tonight.

Mr. Schiefer: No. This is strictly a public hearing. We will get the public's input then we will assess that accordingly and then take action.

Mr. Matthews: If we can get a petition together, we can go ahead and do that, right.

Mr. Schiefer: Sure. Any other comments.

Mr. John Halls: I am also from Oakwood Terrace. I'd like to add to what Mr. Matthews said. Oakwood is elderly people. Their reflexes are not like they were 20 or 30 years ago. Coming out of Oakwood, our exit is 2 or 3 feet from the proposed exit from your proposed building and there is no way anybody's reflex, even young people, will be able to control that. In addition to this, there is a commercial building across the street on Oakwood Terrace. The only parking area for those people there make it necessary for them to back into Oakwood Terrace. It is already a congested area. You are going to add to it even if there is a half dozen cars every three days you are asking for trouble. If cars are allowed to come out of there in addi-

tion cars coming off 94 are not that far away from that area and when they come off 94, cars are going to be backing up, coming out of there, coming out of Oakwood. I think you are asking for a problem.

Mr. Winglovitz: I'd hope you wouldn't have great velocity, the people driving won't have to much of a velocity on their car when you are only 2 or 3 feet away.

Mr. Halls: Have you been driving a car lately?

Mr. Winglovitz: Yes.

Mr. Halls: People drive quickly.

Mr. Schiefer: Is there approval from DOT?

Mr. Winglovitz: I submitted one in the plans.

Mr. Halls: May I ask when this was submitted to the Department of Transportation.

Mr. Winglovitz: The date is on there, I believe.

Mr. Schiefer: The Department of Transportation, their approval is dated, submitted 6-15-88 date signed by the DOT.

Mr. Halls: Well, the traffic pattern there has changed since then. There is a video store that is in that building that is the one that I mentioned that the cars keep coming back so whatever the decision the Department of Transportation made, it is not the same situation today.

Mr. Winglovitz: That is when the plans were submitted. When were they approved.

Mr. Schiefer: Date signed by the DOT 6-15. Here is a later date, no, it is the same one. It is June 22nd, 1988.

Mr. Halls: That is before the problem existed.

Mr. Schiefer: Are there any other questions or comments on this proposal.

Mr. Paul Cappichioni: Oakwood Terrace has two outlets. If they prefer, they can go out the end of Oakwood Terrace and make a left on St. Ann Drive. They have more sight distance and it is really not out of their way. You have over 500 feet of sight distance on both sides. I am going to say and this piece of property, this was offered to Oakwood Terrace for accessibility and they declined it a year ago so I think that Mr. Chris Berg (phonetic) and some of the people involved had that opportunity but now they are worried about the fact that there is more traffic. Personally, I don't think there is more because it is an emergency outlet. It is human nature not to go down

the street and make a turn in the back of a strip mall when they can come in the front entrance. I think people are possibly being overwhelmed by this.

Mr. Rod Wells: I have to agree with Mr. Marshall. We have the property directly across the street on the side street, Oakwood Terrace, the traffic pattern from the housing development in the back of that area to the west of that property coming down St. Ann's Drive into Oakwood Terrace would cause a congested problem. People coming out of Oakwood that live at the end of Oakwood are not going to go to the other end of the parking lot to exit the facility to turn around and drive 300 feet back towards the highway. The other thing that I am concerned with that entrance to the development is the fact that our building faces that area and we would be looking, our front windows would be looking down what would end up their garbage row. All the dumpsters and accumulation of debris from the office would be in the back of the building and that driveway would cause a clear line of vision from our office right down their dumpster row. I'd like to see it either the exit moved to the front--

Mr. Schiefer: The second exit moved to the front.

Mr. Wells: Have the front exit split so they have two off the front, come in one and out the other, that would both, would then be available for emergency, whether they were one way or not. I think it would make a smoother traffic pattern for the whole area. I don't know if the Department of Transportation is concerned with the side street problems. I think their main approval is for the state highways, is it not.

Mr. Winglovitz: I'm sure they take both into consideration because of the traffic pattern.

Mr. Wells: I think their main consideration because if you have a side street, you don't need their approval.

Mr. Winglovitz: They take both into account. The dumpster pad is located in the very back corner, sheltered by trees on both sides. It is not going to be right behind the building itself.

Mr. Wells: You have an office with rear doors, they're going to put the debris in the back. We are going to look down the end of their garbage row. It is the nature of those strip malls.

Mr. Halls: I think Mr. Cappichioni's remark about Oakwood Terrace being offered that property has no bearing on this case but just to set the record straight, I happen to be the treasurer of Oakwood. We just weren't in a financial position to buy it. But, I don't see how it bears anything on this.

Mr. Cappichioni: I have told Oakwood about their garbage and their dumpsters which have been going all over my field and their tenants or homeowners have been parking property on my property and further--

more, Mr. Wells' building was once a bar, probably was in the police blotter every 24 hours, had far more traffic years ago than it does today. You are all forgetting about the past. Things are far better than they used to be.

Dr. Cliff Toback: I disagree with Paul. I am part owner of the building. I am also on the Board at Oakwood. I know how these people drive out. I know how my patients drive out after having foot surgery in the office or the hospital and when you have a cast on or certain shoes, you take things slowly and I know the problem we are having now with the people pulling out of Oakwood because the people at Oakwood are geriatrics. Sometimes, I can walk across the street two or three times before they make the turn. Now, with the video store, I think you are going to have a major problem with people backing out, of the people coming out of Oakwood and having the emergency exit. Also, it was a bar 5, 6, 10 years ago. It has no bearing.

Mr. Schiefer: That is irrelevant.

Dr. Toback: So far, I have heard two things about the past here. We are making sure that the future is no problem.

Mr. Winglovitz: It seems to me the major concern is people backing out from the video store into the people coming out from Oakwood. I think people coming out from Oakwood are going to be going straight out.

Dr. Toback: You are talking about where you are pulling out, being directly across and you are only looking at--I don't know what the side of the road is, how can a car backing out and going forward be able to turn at the same way, especially if it is a garbage or delivery truck pulling out the same way.

Mr. Wells: We look out our window and we watch near misses. You are suggesting putting another traffic flow right in the middle of what we witness on a daily basis as a problem. You can hypothesize all day long it is not going to be a problem and people are going to have time to see and 3 feet isn't a problem, doesn't matter. We witness the problem, now you add to that, you are going to increase the problem.

Mr. Jones: You created the problems when you came in here but you don't want nobody else to create any, is that the way it is.

Mr. Cappichioni: Dr. Toback's office was originally directly across the street, less than 75 feet away. I can't imagine people that are bandaged accelerating more or less since he was across the street. He moved to this side of the street. I find his comment totally invalid because of the chance his patients may be taking under duress regardless of their age.

Mr. Schiefer: I hear alot of comments about the video store. Let me ask the building inspector a question. Is that a legal store?

Mr. Babcock: To my knowledge its got a building permit. I don't know whether the C.O.'s been issued off-hand.

Mr. VanLeeuwen: If there is a change of use, there used to be a beauty shop in there now. If that changed to a video store, I don't know, it never came to this Board for a change of use and I don't think it came to the Zoning Board of Appeals for a change of use. So, I'd say until we look into it, it might be there illegally.

Mr. Roncs: If it went from service to retail, I don't know what the C.O. on the building is for. So, I couldn't say.

Mr. Schiefer: We will look into that, the legality of that video store because everybody seems to comment that was the original cause of the problems.

Dr. Toback: We have no problem with the building. We are looking at the safety factors here of maybe moving the exit somewhere else.

Mr. VanLeeuwen: He is there and he don't want anybody else to go in there.

Dr. Toback: Excuse me, I don't understand what you are saying.

Mr. VanLeeuwen: You are already there and you are objecting to somebody else there.

Dr. Toback: We have no problem with the building. We are just looking at the safety factor.

Mr. Wells: We don't want the driveway directly across from our traffic, people coming out of the parking.

Dr. Toback: We are trying to save accidents and hassles.

Mr. Jones: Can you show us one better.

Mr. Wells: Moving that one closer to 94.

Mr. Jones: You are taking all the driveways in front of the property. They got permission from the DOT. We don't control the driveways.

Mr. VanLeeuwen: The DOT told them where to put the exit.

Mr. Wells: He probably submitted a proposed one and they said it was all right.

Mr. Schiefer: We don't design that, where the outlets are. We have had them changed again and again. What I'm really hearing from you is you are really not opposed to the stores as much as the exit.

Mr. Wells: I'd like to see the people, the people who are going to come there will see our business. It is going to be better than a vacant lot. There is probably going to be stores there that I can

patronize. I don't want to see the increased traffic and I don't want to look down the garbage lane.

Mr. Cappichioni: I'd be willing to volunteer on the garbage end of it, fortunately, in my contract with these people, I have required, I think 12, 15 foot hemlock trees so if you want, I don't care if you want to move the dumpsters over on my end. I can care less. Doesn't matter to me but I would rather see is that I have two encroaching dumpsters from Oakwood and I have addressed this and I am also a landowner in Oakwood Terrace, nobody is more sensitive to their needs but they can address this problem but their garbage is blowing all over my building for years and that is a problem. I have rats, garbage all over the place. I am sick and tired of it. I am sick and tired of finding all their used garbage.

Mr. McCarville: To get off that entire subject, I have some concerns with the overall density. I don't know if you have a figure of the total density of the lot. It would appear it is within 90% coverage between the building itself, the sidewalks and blacktop and it doesn't leave an awful lot of room for landscaping, very similar to what we looked at recently on 207 in the plan where there is approximately 5 foot strip for hemlocks and absolutely nothing else. There is no seeded area. There is just the perimeter shrubs.

Mr. Winglovitz: Natural stonewall existing stonewall in front and seeded drainage ditch, swale out front.

Mr. McCarville: This is all in the right-of-way.

Mr. Winglovitz: Seeded swale, all in front.

Mr. Schiefer: We will go down and take a look at this and see what it really looks like. We will put it on a site visit.

Mr. Winglovitz: These entrances and exits were worked out by the fire company of your town and the DOT as to the safety specs.

Mr. Schiefer: We have very little to say where the entrance and exits go. Those are the two departments, if they don't like it, they will veto it.

Mr. VanLeeuwen: I make a motion we close the public hearing. We will take it up for consideration at a later time.

Mr. McCarville: I will second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Lander	Aye
Mr. Pagano	Aye
Mr. Jones	Aye
Mr. Schiefer	Aye

Mr. Rones: In view of the public hearing, Mr. Edsall had made a suggestion in his comments that the Board assume lead agency status for the SEQR review process and this would be a good time as any to do that.

Mr. Jones: I'll make a motion that the Planning Board of the Town of New Windsor assume lead agency status for the SEQR review process with regard to Oakwood Commerical Center Site Plan 88-34.

Mr. VanLeeuwen: I'll second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Lander	Aye
Mr. Pagano	Aye
Mr. Jones	Aye
Mr. Schiefer	Aye



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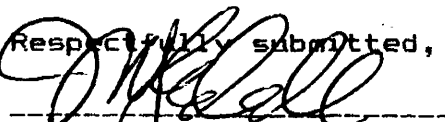
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: Oakwood Commercial Center Site Plan
PROJECT LOCATION: Route 94 (Near Oakwood Terrace)
PROJECT NUMBER: 88-34
DATE: 11 January 1989

1. The Applicant has submitted a plan for the development of the parcel located at the intersection of Route 94 and Oakwood Terrace as a "commercial center". The plan was previously reviewed at the 12 October 1988, 9 November 1988 Planning Board Meetings. The plan is before the Board at this time for a preliminary public hearing.
2. The plans as submitted have addressed all the previous engineering comments provided by the undersigned.
3. The Applicant's Engineer should investigate a reported drainage problem on the west end of the site near Oakwood Terrace.
4. Following the Public Hearing, the Planning Board should consider assuming the position of Lead Agency under the SEQRA review process.
5. After the comments from the public have been received and the Board has made a further review of the plan, additional engineering reviews can be made, if so desired by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJENJE

Oakwood

OAKWOOD COMMERCIAL CENTER

Mr. Edsall: With regard to Oakwood Commercial Center, which is before the Board, across right on 94, across the street on the-- Vince Soukup asked us to check if there was an existing or approved site plan for that facility. There is none. So, whatever you want to do with them, if you want to--

Mr. Soukup: From a safety point of view and from New York State law point of view, parking spaces are not allowed to back out onto a town road. Somehow, there are spaces that have been put on, some recently. I think the man should be told to close them off.

Mr. VanLeeuwen: That sidewalk was never there.

Mr. Soukup: Those spaces are not legal.

Mr. Edsall: I suggest you do your usual routine to bring them in.

Mr. Babcock: That was a pre-existing use as a bar, the Rag Time in, when I first came into office, there was a problem with that building that the prior building inspector condemned the building. The building was condemned and I didn't know what I was doing when I got in there. What they did is they hired a contractor and cut all the columns out of the interior of the building because they were in the way and the roof collapsed and came down 12 inches. We went back in there and had structural engineers, how to design the roof to push it back and so on. At the time, site plan was not something that I even knew about. This is like the first week of my working here. I didn't know we had a Planning Board then. So, one thing led to another and we had to go through some court proceedings because of law suits. Through the judges and whatever, they got the building permits to repair the building and then subsequently they got more building permits to break it up into offices, into office space which complies with New York State code. All of a sudden, when we were down there to do an inspection for the video store, there was an addition on this building. We notified them at the time that you cannot do an addition on your building without site plan approval. They said they were unaware of that and they'd be submitting the site plans shortly. I said, okay, fine, we will give you the opportunity to do that. I would say that was at least three months ago and we haven't received them yet.

Mr. VanLeeuwen: They don't have enough parking.

Mr. Babcock: The building is under violation. It is a situation--

Mr. Soukup: Have you cited them for the addition.

Mr. Babcock: We have cited them with an order to do the site plan.

Mr. Soukup: I'd like to recommend to the Board based on our inspection from two weeks ago, that the parking in front of the building where the spaces are 90 degrees off of the street which is Oakwood

Terrace, are not safe and should not be there and that the town attorney should advise the building inspector how to get those spaces removed. There is adequate parking spaces on each side of the building which is not used because of these other spaces being there. There are parking spaces available on that lot in other locations that either could be used or is actually paved to be used.

Mr. McCarville: Just have the town garage go down there and put up a guard rail right along there.

Mr. Babcock: We have him violated. We will issue him an appearance ticket to go in front of the judge. I am sure the judge will tell him to get a site plan in here or he will fine them and I am sure the site plan will come forth real quick. When you gentlemen have the opportunity to look at the site plan, that is when you can tell him this has to be eliminated, put the parking over there. Right now, there is some people occupying that building and I can tell you now, right now, that every person that is in that building is there illegally without a C.O.

Mr. VanLeeuwen: I suggest we get our Board's attorney to write them a letter that we want to see them within the next 6 weeks.

Mr. Pagano: We recommend that the Planning Board Attorney write a letter.

Mr. VanLeeuwen: I make a motion to that affect, that our Planning Board write them a letter that they are to come in within the next 6 weeks with a site plan in front of this Board.

Mr. McCarville: I'd bounce it by Joe first.

Mr. Babcock: Let Joe write the letter.

Mr. Lander: Who is the owner of record?

Mr. VanLeeuwen: Dr. Toback owns it.

Mr. Babcock: I deal with, all my dealings and applications are filled out by a Robert Wells stating that he is the owner of record.

Mr. Soukup: I will second that motion.

ROLL CALL:

Mr. Soukup	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Pagano	Aye

OAKWOOD COMMERCIAL CENTER-SITE PLAN (88-34) RT. 94

Mr. Don Benvie came before the Board representing this proposal.

Mr. Benvie: These are the latest plans Skip Fayo had a couple of comments.

Mr. Edsall: Before the Board reads all the comments, just note my comment 3 refers to a drainage problem which since these comments were prepared, Mr. Benvie has had the opportunity to talk to the highway superintendent, the problem was corrected and an opportunity to talk to Skip recently and he indicates that he now has no objection to the plan since the problem has been shown as being corrected on the last plan that we are looking at right now so comment #3 has been taken care of.

Mr. Schiefer: Before you go into it, just looking, the one, two and four. I am interpreting Mark, that there is nothing wrong.

Mr. Edsall: That is right. The only outstanding item was the drainage condition and that has been resolved.

Mr. Schiefer: So, as far as you are concerned, there are no problems.

Mr. Edsall: That is correct.

Mr. Soukup: When we put in the drainage swale, we are not moving the problem up along Oakwood to that other entrance by any chance.

Mr. Edsall: The ponding problem is now being corrected since there is going to be a drainage path for it to relieve itself and get picked up by the system that the State has.

Mr. Benvie: Right now it just ponds at the corner and with the drainage swale that we provided up front, it takes it down 94.

Mr. Soukup: Where does it go when it gets to the front right corner of the property. There is a driveway entrance but no culvert shown.

Mr. Benvie: There is a natural swale and follows that swale down along the edge of 94 and it drops off.

Mr. Soukup: Does it go over the driveway rather than under it?

Mr. Benvie: It goes over it. I talked to Paul Cappichioni about putting a culvert but you'd have to raise the grade so much because going across there, it is not more than a 2 or 3% grade so he just as soon follow the approach as shown on the plans here.

Mr. VanLeeuwen: There is one thing I am not very happy with when we were out there for the site inspection, I understood that we had an agreement that the front of the building or the back of the building would look like the front.

Mr. Benvie: That is what they have attempted to do with putting in the cedar siding as far as--

Mr. VanLeeuwen: I don't think you have to do that with the roof line but I'd like to see some more stone and brick work because the people in Oakwood paid alot of money and we don't want to duplicate what is there now.

Mr. Benvie: I tried, I thought we were just trying to get away from the masonry wall. I thought, I guess I misinterpreted because I thought that by adding the siding and showing the finished doors that we more or less pick up what we have in the front. The only thing that we don't have is the stone planters underneath but they don't have any windows in the back. That is why they elected not to add that.

Mr. VanLeeuwen: I think a little stone work and so forth and there is one other problem here. I see this one tree is to be removed. We asked that to stay, am I correct.

Mr. Benvie: After we located it logistically, it is impossible because we have to have fire access along the back and that would be in the fire lane so we were able to save this by blocking out one of the parking spaces but this you can't save because we have to provide 30 foot access all the way around the building for the fire.

Mr. VanLeeuwen: What we don't want to do is create another one that we have here and those people are all there illegally. We checked it out. None of them are there legally. Nobody has a permit.

Mr. Schiefer: We asked to have that tree left there but look where it is.

Mr. Soukup: I think the fact he saved one out of the two is the best he can do and still meet fire access.

Mr. VanLeeuwen: I am not going to approve it until we see a different back on the building.

Mr. Soukup: Is the client here tonight?

Mr. Benvie: No.

Mr. Soukup: What about if you took that center break in the roof that is in the front and put that in the back as well and didn't put the little four windows but just the center break on the roof and put that in the back as well that would be sort of a symmetrical type framing. Would that be sufficient to break it up for you.

Mr. VanLeeuwen: I'd like to see some stone work because those people living in Oakwood, they are going to be looking at this and it is not going to be fair for them.

Mr. Jones: It looks like a barracks.

Mr. VanLeeuwen: I thought you and I, you said no problem but that is not what I had in mind.

Mr. Benvie: To be honest, we don't do the architectural work. I indicated to the client and architect based on the site visit you asked that the back be replicated, the front be replicated in the back as much as possible in order to not create an eye-sore. Let me suggest this. If we make the commitment to provide in the back, provide the planters as shown in the front.

Mr. VanLeeuwen: You don't have to put the planters, put the brick. You don't have the room to put the planters. I will make a motion to approve it, not tonight but I want to see a different drawing on the back of this.

Mr. Benvie: Can we do it conditional upon adding stone work in the back to replicate the stone work in the front without putting planters in.

Mr. VanLeeuwen: Not in my book you can't because I thought we already got that straightened away.

Mr. Schiefer: I think we have nothing but opposition from the neighbors the last time and we are trying to over come the voiced opposition to the people living in back and we have got to react some way and that is what you are saying.

Mr. VanLeeuwen: He is not going to get my vote without it.

Mr. Benvie: My clients will commit to it. I'd just like to hopefully forego having to have another meeting but that is why I am suggesting possibly do it conditional to adding the stone work. We'd be very specfic in the conditions as far as whatever.

Mr. Soukup: I'd like to add the roof break in the back as much as the stone work.

Mr. VanLeeuwen: You can't put those people in Oakwood in that type of position. I wouldn't go for that and I don't own anything in Oakwood.

Mr. Benvie: I don't have a problem as far as adding the stone work in the back of the building and adding the roof break similiar to what we have on the front there in order to break up the back. What I propose is that possibly that we make approval conditional on, adding those two items to satisfy the Board and obviously the approval is conditional until we submit additional architectural plans. Those aren't finished plans. We have to submit to Mike more finished plans and I think by making it conditional we have already--you have put us in a position whereby Mike can't give a building permit until the plans incorporate what you are asking for which we will commit to.

Mr. Soukup: I think the applicant has added landscaped island that weren't there before. They tried to do most of the things we talked about.

Mr. VanLeeuwen: I am only one member gentlemen. That is all.

Mr. Schiefer: I hear two changes, the roof line and the back of the building. Any other comments.

Mr. Pagano: I have got two more items. You have a dumpster right next to the apartment. I'd like to see that moved away from the apartments. There is a commercial strip next door. You can move it down to the planter. I don't want your garbage making a noise and interfering with them. You are going to have a different hauler.

Mr. Lander: It should be closed so that the papers don't fly out of the dumpster.

Mr. Pagano: I don't see any sidewalks. Unless I missed my guess, I think we had discussed sidewalks.

Mr. Benvie: We do.

Mr. Pagano: No, I am talking about along the street.

Mr. Benvie: I don't recall, to be honest, any discussion about the sidewalk, but we have in order to handle the drainage, you can't put in the sidewalks because we are putting a swale to handle the drainage coming off the site so we are in a situation where we are rather restricted where we can put sidewalks.

Mr. Pagano: We are increasing traffic and you know, without the sidewalks, I am not to happy with this.

Mr. Jones: As far as I am concerned, you are putting somebody out there to get hit by a car.

Mr. Pagano: We are taking away their walkway so you are creating a whole new set of problems and increasing the traffic.

Mr. Jones: I don't buy that about the sidewalk out there. There is a stonewall there right now. You are going to put the sidewalk outside the stonewall. Somebody out there is going to get hit with a car. That is my feeling.

Mr. Pagano: We have the apartment house here, we have to make accessibility here. He is the one that is converting this property. The onus is going to be on the builder.

Mr. Benvie: There is a paved swale out here that functions more or less as a sidewalk. I have been out at the site here. I have seen people coming by. The swale which is outside of our property line I know was outside of where we are proposing to put this. There is

a 4 foot paved swale here that seems to be functioning more or less than a sidewalk more than people walking on this grass strip.

Mr. VanLeeuwen: I will go over and take a look one of these days. That is all.

Mr. Schiefer: Any resolution what the Board would like for a sidewalk. I'd like one too but we need drainage.

Mr. Pagano: They're architects, let's see them come up with something.

Mr. Jones: There is a drainage swale. What are you going to do with that. What do you want, hanging sidewalks.

Mr. Pagano: Tippy, you don't want sidewalks.

Mr. Jones: No.

Mr. Benvie: Right now the water ponds here. The town has had to add a dry well to provide some kind of relief because they pond so badly in here and by putting this drainage swale in here you are going to alleviate that drainage problem so from that respect we are helping the drainage situation here and I prefer to see this drainage situation cleared up without having to go to sidewalks because as I say what is done out here right now, the pedestrians travel out here, seem to walk along--there is a paved swale right adjacent to our site. They seem to use that paved area.

Mr. Schiefer: John, the stonewall we want we can't take out the stonewall the drainage swale is necessary, I agree with you.

Mr. Pagano: The State comes in and says and says we are going to put a sidewalk, what are they going to do.

Mr. Soukup: They'd have to do a new drainage system but John, you don't have sidewalks on either side and both properties are developed so you'd end up with a piece in the middle with an area where there is none on either side. If you do put them on this one, it would be kind of in the middle.

Mr. Pagano: The community is growing to the extent that people are going to be walking down the street to get a bus and bus service is not far away. We are going to have to walk in the street. Are we going to make the decision now or is it going to be made for us later on. In retrospect, I don't want to look and say what we should have done. I think a sidewalk is a necessity.

Mr. Jones: Where are we going to put it.

Mr. Pagano: I don't know why not take the vacant lot and put a sidewalk and then have them build it. I want sidewalks there.

Mr. Jones: We wanted to the stonewall, the sidewalk is going to be on the outside of the stonewall in the right-of-way.

Mr. Schiefer: If the stonewall doesn't come down, we are going to put it behind the stonewall.

Mr. Benvie: It wouldn't do any good inside the stonewall.

Mr. VanLeeuwen: What I suggest is ride over and take a look and maybe we can do something with the State's permission. I don't know.

Mr. Schiefer: I agree with John. I'd like to see sidewalks and it is an area where it is going to be developed and you have the housing in back of there. The people are going to walk there but either the stonewall or the drainage ditch.

Mr. Benvie: The only people that will be having access is the people coming out of Oakwood. What about if we provide walkways to get out of here. If we provide walkways through here and here then we provide direct access onto this property so nobody is walking out here to come around this way. They walk right out the door and come in the back way and that way we keep people from having to walk here. As far as the traffic coming down somebody further up 94 and coming down here, they are already walking in the road. We are not forcing them to walk out in the road from what we are proposing here now so what I am getting at is we are not adding to a situation, we are not creating a situation that doesn't already exist.

Mr. Schiefer: Let me make a recommendation and see if you will buy this. The last time we were out there, we saw a lot of things that have been addressed, obviously, the sidewalks we didn't pay much attention to. We are concerned with the sidewalk issue. We are willing to go out and why don't you give it some thought and within a week, we will try and get out there, discuss whatever you have so the next time either we get a final vote. It is not this one, it is the meeting after.

Mr. VanLeeuwen: He has got to do something with the dumpster anyway.

Mr. Schiefer: There are enough issues we are not going to vote on it tonight because if we vote on it tonight, it is going to be negative.

Mr. Soukup: The dumpster detail should be high enough screening so there is a visibility not just safety.

Mr. Schiefer: I think three of the items you can handle yourself but we will go out there with you and see if we can agree what we should do as far as the sidewalks.

Mr. VanLeeuwen: I think the dumpster should be litter proof. Maybe something with a roof on it that the papers can't get out if they leave the lid on because what happens in stores, they take the plastic bags and tie them up and throw them in. This way, if its got a set of doors, they can throw them and leave them but if they put the plain dumpsters and have a wall 6 feet high, the wind comes and blows it right out.

Mr. Soukup: I have seen one designed where they used vertical 2 by 10's on top to screen it and also provide, break up the air flow and without a solid roof because then the odors don't collect.

Mr. Benvie: I can address the issues with the trash. We can move it up to probably one of the handicapped spots. The other item about the rear of the building, we can address that but I will be quite frank with you. It is going to be very tough to deal with the sidewalks out front because of the restricted area we have in the site. We are trying to address these problems which is the drainage that occurs by putting the sidewalk, we are going to create a bigger drainage problem than what exists now.

Mr. Pagano: Let me soften my position a little bit. Let us take a priority and a sidewalk along here.

Mr. Soukup: Being what.

Mr. Pagano: On the front sidewalk along the side of the property from the terrace to 94.

Mr. Schiefer: That would be alot easier.

Mr. Jones: Any decision made with the dumpster. Is it going to be located where.

Mr. Benvie: Tentatively relocated up here.

Mr. Lander: In front.

Mr. Benvie: I don't have a choice. There is no place in back. I'd like to move it down two spaces from where it is but I don't know how much.

Mr. Schiefer: That is not going to give the relief you want either.

Mr. Benvie: Before I go, will you accept a bituminous concrete asphalt sidewalk because we still have a swale and I'd like to maintain some kind of drainage along that area so we can drain everything down. With a concrete sidewalk it is going to be tough or asphalt is going to be tough. I'd like to have asphalt instead of concrete.

Mr. Schiefer: Where?

Mr. Benvie: Along Oakwood Terrace because we do have drainage that we are going to have--

Mr. Pagano: What does Oakwood have right now.

Mr. Soukup: I think you would have enough space to put curb sidewalk and swale.

Mr. Rones: If I could just ask in order to give time to make these revisions and for the site visit and whatnot, we are running a little long on the review period here so we'd ask you to waive the site

review time limit to allow for the changes you have to make and for the review.

Mr. Benvie: Fine. Will there be another site visit.

Mr. Schiefer: We will let you know. We will get out as soon as possible and the basic issue is the sidewalk.

Mr. Soukup: When we were out there last time on the site inspection, there was across the street, evidently changed to an approved site plan and the change, the primary change that I noticed involved 90 degree parking of a town road where the cars are actually within the right-of-way. I don't believe that is permitted in New York State DOT law so I'd like to in some way ask the Board to go on record or bring it to the town's attention. We need some enforcement with respect to an illegal change in a site plan and something that is not a safe condition that has been put in without our approval.

Mr. VanLeeuwen: There is an addition on the building. They put an illegal addition.

Mr. Soukup: The 90 degree parking of the town road is not a safe condition and that should be brought to somebody's attention.

Mr. VanLeeuwen: They don't have a use permit to be in there.

Mr. Soukup: That is a secondary issue, change in use.

Mr. Schiefer: It is pretty unanimous we have some violations. How do we handle it.

Mr. Rones: They should be issued violations.

Mr. Babcock: There was a determination at the last Planning Board meeting which Mr. Rones wasn't here is that I remembered and my office is well aware of the situation that the Board was going to have Mr. Rones write him a letter requesting him to come in front of the Board.

Mr. Edsall: If you look at page 40 of the minutes that I believe you have all got copies, there was a motion made at the last meeting that the Planning Board send a letter and they requested that Joe write the letter to the legal owner. You weren't here to get out of it, Joe.

Mr. Rones: Mike, can you just get me the names of the owners?

Mr. Babcock: Yes.

OAKWOOD COMMERCIAL CENTER - SITE PLAN - ROUTE 94 88-34

Don Benvie came before the Board representing this proposal.

Mr. Soukup: Did you indicate the material for the back wall of the building?

Mr. Benvie: Not on the site plan. I know they plan on using--when they had the architect look at it, structurely, they had problems framing it in so they propose this as an alternate.

Mr. VanLeeuwen: It looks better than it did before.

Mr. Benvie: Facing out to the street, this is the front elevation.

Mr. Schiefer: Do we get another approval when he removes the objections from the fire inspector. They have made the corrections that the fire inspector requested. Don't we get a formal approval from the fire inspector that it is okay.

Mr. Ronces: Yes, we should, of course, unless we are satisfied that it is correct. Maybe that would be--we can give him an approval subject to,

Mr. Lander: The fire department wanted the island eliminated.

Mr. Schiefer: Then we can put subject to the approval of the fire department.

Mr. Edsall: What date is you disapproval?

Mr. Schiefer: 27 February '89.

Mr. Edsall: I guess that supersedes the two approvals I had.

Mr. Benvie: They didn't want the median then when we had the site inspection, they wanted more landscaping so we added the median, then we took it back out again.

Mr. Schiefer: Under these conditions, Mr. Ronces said subject to the fire department approval.

Mr. VanLeeuwen: You should explain the sidewalk situation.

Mr. Schiefer: What about the front sidewalk?

Mr. Benvie: To go inside of the stonewall, we wouldn't have enough land for the parking spaces nor would we have the 30 foot of separation we need for the fire land around and if we put it on the outside, we can't get drainage.

Mr. McCarville: Drainage for what?

Mr. Benvie: To take the drainage coming down Route 94 all the drainage further up 94 coming down in front of our property. If

you put a sidewalk there, we can't maintain the flow of drainage along the DOT right-of-way there.

Mr. McCarville: If I recall, there was a grass area that was raised slightly from the highway along that wall.

Mr. Benvie: That is where we are extending our swale to handle the drainage from, coming off of our site and draining on their street, coming off 94.

Mr. VanLeeuwen: And what kind of stone?

Mr. Benvie: Fieldstone.

Mr. Soukup: What is the material above the stone?

Mr. Benvie: It is going to be, not aluminum siding, I think they are planning on putting in like a vinyl siding, tan and earth tone color.

Mr. McCarville: I don't buy that you can't put a sidewalk and control your drainage at the same time.

Mr. Benvie: The problem is we just don't have, if we don't do it this way, the ditch is going to be too narrow and we wouldn't be able to maintain the ditch because you will have vertical slopes in the ditch and they will--

Mr. McCarville: The additional blacktopping you are doing is going to create more water so we can't put a sidewalk in for pedestrians.

Mr. Benvie: We have a sidewalk that would start and stop here with no sidewalks on either side.

Mr. McCarville: When you start putting sidewalks in, you have to start somewhere and there would be five years that there wouldn't be sidewalks on either side but I guarantee every time somebody comes in for approvals on Route 300, there will be sidewalks extended.

Mr. Jones: If you are talking--we can't put the sidewalks out in the right-of-way. That is outside the wall.

Mr. Schiefer: When we were down there, we agreed to put a 2 1/2 foot sidewalk inside the wall. Now, he is saying you can't make it because of a dimension requirement.

Mr. Jones: You are coming down the road, you are coming to these people's property, you walk off the road, walk the sidewalk and go to where there is no sidewalk at all.

Mr. Schiefer: The solution was we were going to put it inside the wall. Now, he is saying, but the one that we did agree to put in front, we are being told he does not have room for the 30 foot clearance and parking.

Mr. Soukup: I didn't hear conversation that agreed there would be a sidewalk on 94. My own opinion is that again, because of the fact that it is state highway and the drainage is important to be able to be done well, secondly because there is nothing on either side of this and nothing for a great distance up or down 94, the sidewalk on 94 is probably not needed or used by anybody at this time. Maybe in the future it might be but at this time, I see no need for it. The one on Oakwood would be more valuable than the one on 94.

Mr. Schiefer: I agree on the two comments on the State right-of-way and the need for drainage. I agree with both of those. The fact that it is not there, I don't buy that because I have to agree with Dan. We have to start somewhere.

Mr. Edsall: Two comments for you on the sidewalk issue. A 2 1/2 foot sidewalk, I just asked Mike, wouldn't be constructed because it wouldn't meet the building code for access within a site so you need the full width otherwise you wouldn't be allowed to build it that small. If you don't have the full width there isn't much choice.

Mr. Schiefer: We have no room for a full width inside the wall.

Mr. Edsall: If he doesn't have the room for the, for a full width sidewalk, you can't put it in at all.

Mr. Pagano: Let's take the wall out. Do we have room. Are we trying to move the mountain for Mohamad.

Mr. Edsall: As Vince said, then you have a short section of sidewalk and nothing at either end.

Mr. Soukup: If you put a 2 1/2 foot sidewalk inside the wall, you are effectively going to be having car overhangs covering it up.

Mr. Edsall: Comment on the other sidewalk shown as being on Oakwood Terrace, it appears to be within the town right-of-way. I assume the town does not accept paved sidewalks. They have to be concrete and per the town standard requirements so we can give you a detail on that.

Mr. Benvie: We will change to concrete.

Mr. McCarville: If you were to move the building back, you'd still have the required fire swing around that, wouldn't give you enough room.

Mr. Benvie: Then we'd take away from the planting strip.

Mr. Pagano: It has got to have a sidewalk. This is the only opportunity we are going to have along 94 and to let it go, it is foolish.

Mr. Benvie: The only way you can get a sidewalk is by taking the wall down. The DOT wants the drainage swale because it has to maintain the flow of drainage off 94 and further up the, further to the west on 94.

Mr. McCarville: Is that where the stonewall is, behind the bush there.

Mr. Benvie: Yes.

Mr. Schiefer: The only two practical solutions in my mind is one, move the building back and there are problems with that and the other is take the wall down.

Mr. McCarville: I say put a curb along the front of it and put a curb in.

Mr. Jones: I don't want to take the wall down.

Mr. McCarville: I disagree with the concept that you can't put a sidewalk.

Mr. Jones: We have been down there.

Mr. McCarville: You have plenty of room between the outer part of the wall and the street.

Mr. Jones: You are going out into the right-of-way.

Mr. Soukup: You can't but it in with a paved swale. You'd have to pipe it, if you are going to go that route.

Mr. Lander: To try and correct that problem on the intersection. I'd like to see a sidewalk too but how is it going to fit in there. There is a sewer manhole down here someplace.

Mr. Soukup: That is another problem with respect to the piping. There is an existing sanitary sewer so you don't have a lot of space to put the storm drainage in. Probably you are going to rip the wall out. We looked at the distance from the manhole to the wall. There wasn't a lot of space to work. I'm not sure the State would allow you to set the drain pipe that close to the sewer in their right-of-way anyway. You try to do anything other than a swale, you are going to end up ripping the wall out because of the construction of it. If you want to save the wall, I think you're probably looking at a swale and no sidewalk. If you want to rip the wall out, you can achieve a sidewalk.

Mr. Jones: I have looked at that wall since I was a little kid. I'm in favor of leaving the wall.

Mr. Schiefer: Is there or isn't there room in front of the wall for a sidewalk?

Mr. McCarville: I think we should ask Mark to take a look at it and give us his opinion.

Mr. Edsall: The only way I can see this being constructed and it is quite an expense is to put the sidewalk flush against the wall and put in a drainage pipe the entire length just outside the curb level.

Mr. Benvie: You will undermine the wall by putting that in and getting a pipe underneath it.

Mr. Edsall: The pipe on the other side of the curb but you are talking about quite a bit of work. You'd end up having a sidewalk over top the utility. If the water line is there purely based on the department of health requirements, you could put the storm sewer along the--you couldn't put it, you'd have to leave it surfaced.

Mr. Benvie: If you pave and put the walk, you are going to cover up the sewer line and if there is a leak--

Mr. Schiefer: On the other side of the wall, the only solution is to move the building. There is nothing else.

Mr. Pagano: I am not going to vote for this thing until there is a sidewalk.

Mr. Schiefer: Any other issues before we go back and see what we can do with a sidewalk.

Mr. Benvie: The only thing is we have to change the note to make this a concrete sidewalk.

Mr. Jones: There is some things that belong here, you know, they were here long before you and I came around.

Mr. Schiefer: Hank, what do you think.

Mr. VanLeeuwen: I was in favor of putting the sidewalk in front of the wall, on the inside.

Mr. Schiefer: He explained to us--

Mr. VanLeeuwen: I know what the problems are and I would like to see a sidewalk in there. If it comes to the sidewalk compared to the wall, I will take the wall.

Mr. Pagano: I agree with you but there is no reason why we can't put it inside instead of the outside.

Mr. McCarville: I'd like to know why, I can't understand why this building can't be moved back 2, 3 feet.

Mr. Benvie: You need 10 feet for the parking and you need 30 feet for the fire lane so that is 40 feet and that leaves a 4 foot planting strip so we can get a buffer zone.

Mr. VanLeeuwen: We squeezed every bit of building we can on this piece of property.

Mr. Pagano: Cut the building down a little to get the sidewalk in.

Mr. VanLeeuwen: I would suggest taking a vote on cutting the building

back and putting in a 2 1/2 or 3 feet sidewalk or whatever they want to do. You can't move the building back, that is impossible. You don't have the room.

Mr. Schiefer: Either no sidewalk or cut down the width of the building.

Mr. VanLeeuwen: Right, that is the only option you have left.

Mr. McCarville: I would like to see sidewalks on the premises across the front to get people from this street in the future up the street and when the people come in next door, we will require the same type of sidewalk across the front of their property. That is a dangerous road.

Mr. Jones: What are you smoking.

Mr. Schiefer: You are not going to vote for it without a sidewalk.

Mr. McCarville: Right.

Mr. VanLeeuwen: I want to leave the wall, I'd like to see the sidewalk put in on the inside of the wall, minimum 2 1/2 feet.

Mr. Benvie: They can't, 4 foot walks so you are asking to cut the building 4 feet.

Mr. Babcock: It wouldn't be dedicated to they can make it any width.

Mr. Schiefer: If it is private sidewalk and doesn't belong to the town.

Mr. Edsall: I am not sure if it is 44 or 48 but I don't believe it is less than 40. It is still subject to the same building requirements, public or not.

Mr. Babcock: One other thing that you have to be concerned about is that when you front end a car into those front entrance parking spots, the overhang of the car is going to wind up taking up space.

Mr. Edsall: And the last question is, is the Board's intent to have that sidewalk be for town use, general town use or used to serve this project because if you put it on their property, the town is not going to want it. All you are doing is providing a sidewalk so people can walk in front of their cars before they go into the building.

Mr. VanLeeuwen: If you can't put it in front of the wall, I will go with a building.

Mr. Pagano: I am still for a sidewalk, either in front or behind. I am not going to vote until we get a sidewalk.

Mr. Lander: I don't think the sidewalk will work out in front because of the drainage, because of the wall. There are too many things there.

I'd like to see a sidewalk too but if it is impractical and you can't put it on the inside that serves no purpose.

Mr. Jones: I don't want to see a sidewalk.

Mr. Soukup: An inside sidewalk has no purpose to it. The wall, I'd like to see saved. The only way I can see a sidewalk outside the wall is if an extensive drainage system is put in. You have got existing utilities that you conflict with unfortunately that there is much hope for extending sidewalks in the reasonable future on either side of this, you have a development right and you have used property on the left, nothing coming in, nothing vacant but if you have alot of empty space, I think what they have done is maximize, effectively solve the drainage problem and cannot provide a sidewalk.

Mr. Schiefer: I think they have maximized something else, the amount of building. I want a sidewalk but I really don't see where it is practical. Now, again, before we vote on it, we know the opinion on the sidewalk, before we make a motion, are there any other comments. Any other things. We are going to have a motion on whether or not we approve the sidewalks.

Mr. McCarville: What percentage have you figured, what percentage of the site is developed with blacktop, building and concrete.

Mr. Benvie: We haven't calculated.

Mr. Roness: Looks like 99%.

Mr. Soukup: Is there a percentage in the ordinance.

Mr. McCarville: When you put 96% or whatever it is into blacktop and building and parking, you don't have room for sidewalks. You don't have room for trees. You don't have room for anything.

Mr. Benvie: It is a catch 22 situation because to meet the parking requirements and the fire department requirements necessary, takes the amount of pavement that we have shown on the project.

Mr. McCarville: I can also show you that that project will effect this rather than improving it. You are going to have more drainage problems on 94 than you have now.

Mr. Edsall: The answer on the zoning, the floor area ratio is one so if they didn't need parking, they could literally cover the entire site with a building. Development coverage, there is no value set.

Mr. Soukup: Is the parking calculations correct where he took out storage area before he did the parking calculations.

Mr. Edsall: Yes, it is in sales use, the way the terminology reads.

Mr. Soukup: So, the table is correct.

Mr. Edsall: This is a retail use and the way the ordinance reads, it is areas in sales use so yes, the only counter measure to that is if

in fact the building inspector goes on-site for an inspection and finds out that the 1200 is used for sales, they'd be in violation of the approval if they got one.

Mr. VanLeeuwen: They have taken up every bit of space here. That part of the building that I asked for he has complied with that, everything else he has complied with, okay, and I think this whole sidewalk business is a catch 22 situation. We have no choice.

Mr. Schiefer: I know the opinion of the Board, the sidewalk is not going to stop it if there is nothing else.

Mr. McCarville: What about the stamp of approval from the County Planning Department.

Mr. Edsall: Well, that is obviously a formality, just to have them confirm that in fact they are saying it is a local jurisdiction decision.

Mr. Schiefer: They have received it, the County Planning Consultants received it as of March 8th, 1989. There is no comment so it would have to be subject to that approval.

Mr. Benvie: This is for the Board.

Mr. Schiefer: They have gone for that, it is not yet available. Do we want to take lead action on this.

Mr. VanLeeuwen: We did that. I make a motion that we declare a negative declaration to Oakwood Commerical Center site plan, Route 94 88-34.

Mr. Soukup: I will second that motion.

ROLL CALL:

Mr. McCarville	No
Mr. VanLeeuwen	Aye
Mr. Pagano	No
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. McCarville: Would this sidewalk continue to Oakwood Terrace, would this be continued to their driveway.

Mr. Benvie: Yes, extend to the entrance where the Oakwood Complex is so it will go right up into their, right up to their driveway and assuming that we can reach an agreement with them to do that.

Mr. Soukup: Did you determine whether that was a town or private road?

Mr. Benvie: As far as we can see, from the accessor's map, I believe it is a town road.

Mr. Soukup: Then, you don't need their approval.

Mr. Lander: Is Oakwood a town road?

Mr. Babcock: Yes.

Mr. Edsall: As far as construction of a sidewalk goes, it has nothing to do with the housing complex. In addition to if the Board decides to require a site bond, you are also going to have to submit a public improvement bonding estimate for the sidewalks to be constructed and dedicated to the town.

Mr. Babcock: I don't know the question Oakwood Terrace the road that is going by here is a town road, the project Oakwood Terrace, that is not.

Mr. Lander: The question was brought up that if Oakwood Terrace is a private road maintained by Oakwood, they'd have to have a letter stating they can continue the sidewalk.

Mr. Babcock: It is a town road.

Mr. Schiefer: Any concerns if we have a motion, are there going to be two conditions.

Mr. Soukup: Wouldn't there be a bonding on this plan also and a concrete sidewalk and the Orange County Planning Department.

Mr. Schiefer: Orange County Planning Department and the bonding, those are the two conditions that I see.

Mr. Soukup: And the note on the sidewalk has to be made into a concrete sidewalk, not a paved one.

Mr. Rones: What is the date that the plans were sent out to the Orange County Planning Department.

Mr. Schiefer: Today.

Mr. Rones: Unfortunately, there is a provision of the general municipal law that provides that the Orange County Planning Department must either indicate their approval or disapproval or have had 30 days in which to do so. Actions that are taken in advance of that 30 day review period for projects that are either within 500 feet of a town boundary line or a county right-of-way etc. are void so it is really not proper for you to vote until you have given the Orange County Planning Department their 30 days comment period.

Mr. VanLeeuwen: How come you didn't get out there sooner?

Mr. Benvie: Unfortunately, there was--we wanted to get the finalized plan, get the accepted plan together.

Mr. VanLeeuwen: We can't even vote a subject to.

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Mr. Soukup: We will have to schedule it for 30 days for a vote.

Mr. Schiefer: As soon as you get approval, get back with Mike and I will request that Mike put it on immediately. That will not be the next meeting but the one after that. I see no other way we can do it.

OAKWOOD COMMERCIAL CENTER - RT. 94 - SITE PLAN (88-34)

Mr. Ross Winglovitz came before the Board representing this proposal.

Mr. Winglovitz: We are seeking site plan approval for a commercial center on Foute 94, Town of New Windsor. I think everybody has a copy--

Mr. Jones: Do you have new maps?

Mr. Winglovitz: No. You asked for joint elevation of the building so we had the architect draw up, this is the more revised edition for everybody.

Mr. Scheible: It is dated 5-12.

Mr. Winglovitz: These are dated, I think he just had these done. He just dropped them off today. Some questions were raised about the second floor by the Building Inspector. The second floor is going to be incorporated into lower offices. Those are going to be part of the lower offices split it half so the second floor is going to be incorporated with the lower offices so there won't be any access problem. We have added additional screening for Oakwood Terrace in the back, more trees along the back of the property, trees along the sides, shrubbing around the building to make it look nicer. We've removed the handicapped parking for better access to the site.

Mr. VanLeeuwen: The last time we asked you if you got highway permit.

Mr. Winglovitz: We have the permit for utilities hook-up and for the road work.

Mr. VanLeeuwen: DOT approval?

Mr. Winglovitz: Yes.

Mr. VanLeeuwen: We should have them here in the file.

Mr. Babcock: It is my interpretation of the code as far as handicapped access the only thing that you do not have to supply is handicapped access to a second floor is in restaurants and similar occupancies where you have the same services on the second and first floor. There is not exception for office buildings as far as handicapped access to the second floor.

Mr. Winglovitz: I was told if you incorporated the office upstairs and downstairs where the same people own the offices then that would be fine.

Mr. Scheible: You said you had DOT.

Mr. Winglovitz: Yes. We had them last time but I didn't know we had them.

Mr. Scheible: The stonewall that runs across--

Mr. Winglovitz: It is going to be repaired and restored. It will add to the site. Right now, there is not much there, but maybe one tree and a bunch of brush and the stonewall.

Mr. Scheible: How far back does the stonewall go from the highway?

Mr. Winglovitz: It is located right there. I don't know what the distance would be, probably through the right-of-way.

Mr. Scheible: What I'd like to have is a note added to it that you will maintain the area between the stonewall and the highway, be it grass, keeping the grass down because there is a lot of garbage there.

Mr. Winglovitz: It is going to add to the look of the place. He wants it to look nice.

Mr. Scheible: We have heard that before too, trust me.

Mr. VanLeeuwen: We have to make a decision if we want to have a public hearing on this.

Mr. Scheible: I think we have a lot of neighbors around this area here.

Mr. Lander: There should be a public hearing.

Mr. Scheible: We are putting this down in a very densely populated area and to go through that without a public hearing, I would not recommend it. Am I right.

Mr. Roness: Absolutely.

Mr. VanLeeuwen: I would agree.

Mr. VanLeeuwen: I think we should set this up for a public hearing and go from there and we also should find out if he got DOT.

Mr. Winglovitz: I will drop it off tomorrow.

Mr. Scheible: Let's set the public hearing up for the meeting of December. How is that. Is that suitable?

Mr. Babcock: What I would like to see happen here is that we have an application now for a public hearing where it has got to be filed with some instructions and whatever to the applicant. My opinion is I was going to talk to the Board after this meeting. I have this thing made up and the way I feel it should work is that the public hearing, once the paperwork is all completed on their part, they can submit it back to me and then we will schedule a date.

Mr. Scheible: Anything to make your office run smoother. We are here to help.

Mr. Babcock: That is a system that I think will work fine.

Mr. Scheible: All right, so we will--

Mr. Ronas: Do you have any extra copies for that for the applicant.

Mr. Babcock: It is in a draft form for your review.

Mr. Scheible: We will go over that draft with Mike this evening and I will give you a copy of that. When would you like to see this gentlemen in your office, Friday.

Mr. Babcock: I am pretty sure, Joe has worked on these forms and I wanted your opinion on what we were doing here. I don't see that there is going to be any problems with it. I would say probably by Monday or Tuesday.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Oakwood Commercial Center Site Plan
PROJECT LOCATION: Route 94 (Near Oakwood Terrace)
PROJECT NUMBER: 88-34
DATE: 9 November 1988

1. The Applicant has submitted a plan for the development of the parcel located at the intersection of Route 94 and Oakwood Terrace as a "commercial center". The plan was previously reviewed at the 12 October 1988 Planning Board Meeting.

2. It appears that all the previous comments from the Engineer have been addressed on the revised plan.

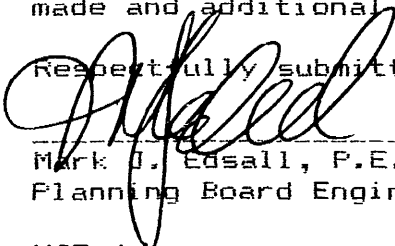
3. The site plan will require the review and approval from the New York State Department of Transportation, with regard to the access onto Route 94. The disposition of this application should be discussed.

4. The Board may wish to determine if a public hearing is required for this site plan.

5. The Board may wish to discuss the lead agency position under the SEQRA review process.

6. After the Board has reviewed this revised plan, should any additional concerns be identified, further engineering review can be made and additional comments provided, if necessary.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnje

oakwood



TECTONIC

ENGINEERING CONSULTANTS P.C.

P.O. Box 447, 600 Route 32

Highland Mills, N.Y. 10930-0447 (914) 928-6531

OTHER OFFICES:

Auburn, MA

Waterbury, CT

Paramus, NJ

TEEC

FAX (914) 928-9211

Mr. Mark Edsall, P.E.
McGoey, Hausuer and Edsall
45 Quassaick Avenue, Route 9W
New Windsor, New York 12550

April 10, 1989

RE: W.O. 430.01
Route 94 Commercial Center
(Revision 1)

Dear Mr. Edsall:

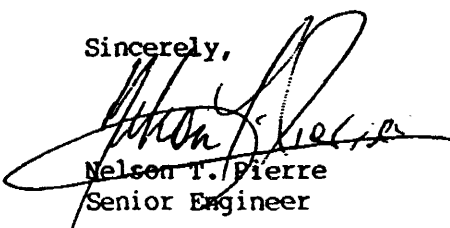
Enclosed please find our revised estimated costs for construction of site work and public improvements for the Route 94 Commercial Center. The costs are summarized as follows:

I. Site Work\$99,590.58

II. Public Improvements - Sidewalk.....\$ 2,700.00

Please do not hesitate to call us if you should have any questions.

Sincerely,


Nelson T. Pierre
Senior Engineer

NTP/par
Enclosures

cc: File 47

W.O. 430.01
ROUTE 94 COMMERCIAL CENTER

I. COST ESTIMATE - SITE WORK

(REVISION 1)

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT RATE</u>	<u>COST</u>
1.	CLEARING & GRUBBING	0.80 AC	3225.00	2580.00
2.	STRIP 6" TOP SOIL	645 CY	1.34	864.30
3.	HAUL EXCESS TOP SOIL	434 CY	3.22	1397.48
4.	EXCAVATE BACKFILL & COMPACT STORM DRAINAGE PIPE	38 CY	4.30	163.50
5.	12" CMP	220	15.00	3,300.00
6.	OMITTED			
7.	END SECTIONS 18" DIA.	3 EA	140.00	420.00
8.	TRENCH DRAINS	59 LF	40.00	2,360.00
9.	CATCH BASINS	3 EA	1,200.00	3,600.00
10.	RUN OF BANK - TRENCH	40 CY	9.00	360.00
11.	RELOCATE UTILITY POLE	1 EA	300.00	300.00
12.	REMOVE 2' DIA. OAK TREE	1 EA	400.00	400.00
13.	SITE EXCAVATION	1363 CY	1.75	2,385.25
14.	EXCAVATE SWALE	232 LF	10.00	2,320.00
15.	END SECTIONS	2 EA	140.00	280.00
16.	FINE GRADE SITE	4375 SY	0.15	656.25
17.	RUN OF BANK - SUBBASE	620 CY	9.00	5,580.00
18.	ITEM 4 - BASE	305 CY	15.00	4,575.00
20.	CURBS 8"	600 LF	15.00	9,000.00
21.	SIDEWALK - SITE DEVELOPMENT	78 SY	45.00	3,510.00

SUBTOTAL

44,051.78

(REVISION 1)

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT RATE</u>	<u>COST</u>
21.	CONCRETE ISLANDS	540 SY	45.00	24,300.00
22.	DUMPSTER PAD	20 CY	65.00	1,300.00
23.	CONCRETE DOOR PAD	10 EA	50.00	500.00
24.	AC BASE COURSE (ITEM 403.13)	333 TONS	33.00	10,890.00
25.	AC WEARING COURSE (ITEM 403.17)	165 TONS	33.00	5,445.00
26.	HANDICAP SYMBOLS & SIGNS	4 EA	30.00	120.00
27.	WHITE STRIPING	480 LF	0.25	120.00
28.	ARROW SYMBOLS	4 EA	4.00	16.00
29.	SITE LIGHTING	7 EA	750.00	5,250.00
30.	TOPSOIL	211 CY	18.00	3,798.00
31.	SEEDING	5759 SF	0.20	1,151.80
32.	HEMLOCK TREES	83 EA	20.00	1,660.00
33.	SHRUBS	52 EA	15.00	780.00
34.	RIPRAP	13 CY	16.00	208.00
	SUBTOTAL SHEET 2 OF 2			55,538.80
	SUBTOTAL SHEET 1 OF 2			<u>44,051.78</u>
	TOTAL			99,590.58

COST ESTIMATE

II PUBLIC IMPROVEMENTS

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT RATE</u>	<u>COST</u>
1.	SIDEWALK	60 SY	45.00	2700.00



Lois Holmbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by New Windsor Planning Board D P & D Reference No. NWT 5-89 M

County I.D. No. 44 / 1 / 39

Applicant K & K Management- Oakwood Commercial Center

Proposed Action: Site Plan- Route 94

State, County, Inter-Municipal Basis for 239 Review within 500 feet of NYS Rt. 94

Comments: The retention of the existing stonewall is commendable. A connection between the commercial center parking lot and the adjacent Capicchioni property should be considered.

Related Reviews and Permits NYS Department of Transportation

County Action: Local Determination _____ Disapproved _____ Approved XXXXXX

Approved subject to the following modifications and/or conditions: _____

March 27, 1989
Date

Peter Garrison
Commissioner

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 34

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
88-34	20703	09/28/88	TIME	MJE	MC	OAKWOOD	40.00	0.30	12.00			
88-34	20706	09/29/88	TIME	MJE	MC	OAKWOOD	40.00	0.50	20.00			
88-34	21297	10/06/88	TIME	EJ	CL	OAKWOOD COMM CTR	17.00	0.50	8.50			
88-34	21608	10/10/88	TIME	JMF	MR	OAKWOOD COMMER	40.00	0.20	8.00			
88-34	22965	11/07/88	TIME	MJE	MC	OAKWOOD	40.00	0.50	20.00			
88-34	22981	11/07/88	TIME	NJE	CL	OAKWOOD	17.00	0.50	8.50			
									77.00			
88-34	26152	12/19/88				BILL PARTIAL						-77.00
												-77.00
88-34	27223	01/07/89	TIME	MJE	MC	OAKWOOD	60.00	0.80	48.00			
88-34	27855	01/10/89	TIME	NJE	CL	OAKWOOD	19.00	0.50	9.50			
88-34	28707	01/30/89	TIME	MJE	MC	OAKWOOD	60.00	0.40	24.00			
88-34	29935	02/16/89	TIME	MJE	MC	OAKWOOD	60.00	0.50	30.00			
88-34	30129	02/16/89	TIME	LSB	CL	OAKWOOD	19.00	0.80	15.20			
88-34	29939	02/17/89	TIME	MJE	MC	OAKWOOD	60.00	0.10	6.00			
88-34	30561	02/22/89	TIME	MJE	MC	OAKWOOD	60.00	0.20	12.00			
						TASK TOTAL			221.70	0.00	-77.00	144.70
						GRAND TOTAL			221.70	0.00	-77.00	144.70



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

February 27, 1989

NN21975

Cappicchioni, Inc.
316 Blooming Grove Turnpike
New Windsor, New York 12550

RE: Oakwood Commercial Center
388 Blooming Grove Turnpike

Gentlemen:

The Planning Board has observed that there have been charges of use at the above commercial center, and it appears that prior site plan approval was not received.

The Planning Board, therefore, invites you to attend one of its meetings in an attempt to arrive at an acceptable site plan. You are urged to contact the Building Inspector at 565-8807 to be placed on the agenda.

Your cooperation would be appreciated in arriving at an amicable resolution of this matter to avoid formal enforcement proceedings.

Very truly yours,

BY:


JOSEPH P. RONES
Planning Board Attorney

JPR:mb

cc: Carl Scheifer ✓
Mike Babcock

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 27 February 1989
SUBJECT: Route 94 Commercial Center

PLANNING BOARD REFERENCE NUMBER: PB-88-34

FIRE PREVENTION REFERENCE NUMBER: FPS-89-019

PREVIOUS REFERENCE NUMBERS: 88-56, 88-93
88-109


A review of the above referenced subject site plan/ sub-division was conducted on 27 February 1989, with the following being noted.

TITLE 9 NYCRR, SECTION 1161.2

The medium in the access driveway from Route 94 to be removed for fire lane purposes.

PLAN DATED: 30 January 1989, Revision 4

This site plan/subdivision is found unacceptable.


Robert F. Rodgers; CCA
Fire Inspector

CC: M.E.
Don Benvie - Tectonic

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Donald A. Beavie for the building or subdivision of
Tectonic - Rt 94 Comm-Centr has been

reviewed by me and is approved ✓

~~disapproved~~ _____

~~If disapproved, please list reason~~

Water is available in this area - Please
notify water Dept for further details -

HIGHWAY SUPERINTENDENT

Steve D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HIGHWAY~~, REVIEW
FORM:

The maps and plans for the Site Approval Pt. 94 Commercial Center
Subdivision _____ as submitted by
Eng. Consult. for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved yes.

If disapproved, please list reason Because of serious
problem with drainage, causing 164 Condition and
flooding on corner of Route 94 and Oakwood Terrace.

Fred Lupo Jr.
HIGHWAY SUPERINTENDENT ML

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

02/03/89
DATE

AFFIDAVIT OF MAILING

STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEW WINDSOR

SS: Oakwood Commercial Center
Rt. 94
New Windsor, NY

Donald A. Benvie BEING DULY SWORN,
deposes and says, I am a resident of Cornwall, N.Y.

_____ and that on the 15th day of
December 1988 I mailed the annexed Notice of Public
Hearing to each of the parties hereinafter named by depositing in
a United States Post Office or official depository at _____

Highland Mills, N.Y. a true copy of said notice, each properly enclosed in a securely sealed, post-paid wrapper, marked

"CERTIFIED MAIL, RETURN RECEIPT REQUESTED", directed respectively..

to each of the following parties at the address set opposite
their names:

NAME :

ADDRESS

- ✓1. Oakwood Terr. Housing 207 Lake Dr. Newburgh. NY 12550
- ✓2. Sam Policano Jr. 319 Blooming Grove New Windsor. NY 12550
- ✓3. Wellback Properties Inc. 339 Blooming Grove Trnpke. New Windsor, NY
- ✓4. Oscar & Adeline Neggia 325 Blooming Grove Trnpke. New Windsor, Ny
- ✓5. Paul & Jill Capicchioni P.O.Box 4290 New Windsor, NY
- ✓6. Ernest & Margaret 323 Quassaick Ave. New Windsor, Ny
- ✓7. Dimitry & Eugenia Shaposhnikov, 329 Blooming Grove Trnpke New Windsor NY
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

Sworn before me this

Signed

9th day of January 1989

Notary Public

IRENE P. THOMAS
Notary Public, State of New York
County of Orange
My Commission Expires July 31, 1990

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on January 11th 1989 at 7:30 P.M. on the approval of the proposed site plan ~~(Subdivision of Lands)~~ (Site Plan)* OF Oakwood Commercial Center located at the corners of Rt. 94 and Oakwood Terrace, New Windsor, NY Map of the ~~(Subdivision of Lands)~~ (Site Plan)* is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: December 9, 1988

By Order Of

TOWN OF NEW WINDSOR PLANNING BOARD

Henry F. Scheible

Chairman

ATTN: Myra

THE SENTINEL
 P.O. Box 406
 Vails Gate, New York 12584-0406
 (914) 562-1218

CUSTOMER:

TERMS: NET 30 DAYS

TECTONIC ENGINEERING CONSULTANTS
 P.O. BOX 447
 600 ROUTE 32
 HIGHLAND MILLS, N.Y. 10930

--DATE--	REF-NO	TYPE	DESCRIPTION	CHARGE	CREDIT	BALANCE
			OPENING BALANCE.....			0.00
12/22/88	8569	INV	LEGAL-OAKWOOD	8.45		

TOTAL AMOUNT NOW DUE..... 8.45

WE WISH YOU A HAPPY, HEALTHY, AND PROSPEROUS 1989!

plus mailing of \$ 14.00 to authors

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 28 December 1988

SUBJECT: Route 94 Commercial Center

PLANNING BOARD REFERENCE NUMBER: 88 - 34

FIRE PREVENTION REFERENCE NUMBER: 88 - 109

A review of the above referenced subject site plan/ sub-
division was conducted on 28 December 19 88.

This site plan was previously approved under the Fire
Prevention Reference number(s) of FP-88-93.

This site plan is found acceptable.



Robert F. Rodgers, CCA
Fire Inspector

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., [REDACTED], SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Donald A. Benvie for the building or subdivision of
Rt 94 Commercial Center - Tectonic Eng has been
reviewed by me and is approved ✓
disapproved.

If ~~disapproved~~, please list reason _____

Water is available in this area - Notify
water before excavation -

HIGHWAY SUPERINTENDENT

Steve Dido

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

11/2/88

ME

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 24 OCTOBER 1988

SUBJECT: ROUTE 94 COMMERCIAL CENTER

Planning Board Reference Number: 88-34

Fire Prevention Reference Number: 88-93

A review of the above referenced subject site plan/subdivision was conducted on 24 OCTOBER 1988.

This site plan/subdivision is found acceptable.



Robert F. Rodgers; CCA
Fire Inspector



7006817

Permit Fee \$ 150.00
 Ins. Fee \$ 2.50
 Total Received \$ 152.50

HIGHWAY WORK PERMIT

Permit No. 08-88-6817
 Est. Compl. Date 12/31/89

Check of M.O. No. 1134
 Liability Insurance

Policy No. N/A

Disability Benefit Coverage

Policy No. N/A

Permittee: K & K MANAGEMENT CO.
 P.O. BOX 267
 MONROE, N.Y. 10950

Expiring / /

Check of M.O. No. 1033

Dated

05/26/88

Deposit Rec. for \$ 1500.00

SH No. 42

Charge to Bond No.

(Charge to 0.00)
 or Undertaking on File

Workmen's Compensation
 Policy No. N/A

Return of Deposit Made Payable to:
 (Complete if different from Permittee)

Billing Address for Return of Bond/Deposit
 (Complete if different from above)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

CONSTRUCT COMMERCIAL PARKING LOT ACCESS AS PER PLANS WITH REVISIONS SHOWN IN RED. ALL DISTURBED AREAS WITHIN STATE ROW ARE TO BE TOPSOILED, SEEDED AND MULCHED. NO TREES WITHIN THE STATE ROW OVER 6" DBH ARE TO BE REMOVED WITHOUT PERMISSION FROM THIS OFFICE. STONEWALL IS TO REMAIN AS PART OF PERMIT AND BE RESTORED/REPAIRED AS DETERMINED BY THE DEPARTMENT REPRESENTATIVE.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. IN ADDITION, ANYBODY WORKING IN THE RIGHT OF WAY IS REQUIRED TO WEAR A HARD HAT AND A REFLECTIVE SAFETY VEST.

County — ORANGE

Municipality — NEW WINDSOR

Route # — 94

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations whether, general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at

Date Signed ROUGHKEEPSIE, N.Y.

06/22/88

Commissioner of Transportation

By

M. J. Mignogna
 MICHAEL J. MIGNOGNA

IMPORTANT

* This permit, with application and drawing (or copies thereof) attached shall be placed in the hands of the contractor before any work begins.

NOTICE: Before work is started and upon its completion, the permittee absolutely must notify the Resident Engineer,

DONALD F FULLAM
(914)562-4020

112 DICKSON STREET
NEWBURGH, NEW YORK 12550

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED AND SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this Permit was completed on (Date) _____

Refund of deposit or return of bond or reduction of amount charged against bond or deposit on file for this permit whichever is appropriate is requested:

Date _____

PERMITTEE

AUTHORIZED AGENT (IF ANY)

Upon acceptance of work performed as satisfactorily completed, the Resident Engineer will sign the following and forward to the Regional Office.

Work authorized by this Permit has been satisfactorily completed and is accepted.

Date _____

RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

To: HIGHWAY PERMIT SECTION:

- ☐ Refund of Deposit on this Permit is authorized.
- ☐ Return of Bond furnished for this Permit is authorized.
- ☐ Amount charged against Blanket Bond for this permit may be cancelled.
- ☐ Retain Bond for future permits.

Date _____

REGIONAL TRAFFIC ENGINEER

The Issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department agency, and his or its successors in interest, shall be for maintenance and repair of such work as set forth within the terms and conditions of the work permit.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**



7006789

Permit Fee \$ 27.50
 Ins. Fee \$ 2.50
 Total Received \$ 30.00
 Check or M.O. No. 1039
 Liability Insurance
 Policy No. N/A
 Disability Benefit Coverage
 Policy No. N/A

HIGHWAY WORK PERMIT

Permit No. 08-88-6789
 Est. Compl. Date 12/31/89

SH No. 42
 0.00

Expiring / /

Deposit Rec. for \$

Check or M.O. No.

Dated / /

Permittee: K & K MANAGEMENT CO.
 P.O. BOX 267
 MONROE, NY 10950

Charge to Bond No. (\$ 0.00)
 or Undertaking on File
 Workmen's Compensation
 Policy No. N/A

att:

Billing Address for Return of Bond/Deposit
 (Complete if different from above)

Return of Deposit Made Payable to:
 (Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

WATER AND SEWER HOOK-UP LESS THAN 5'0" DEEP.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. IN ADDITION, ANYBODY WORKING IN THE RIGHT OF WAY IS REQUIRED TO WEAR A HARD HAT AND A REFELCTIVE SAFETY VEST.

County — ORANGE

Municipality — NEW WINDSOR

Route # — 94

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations whether, general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at **POUGHKEEPSIE, N.Y.**
 Date Signed 06/15/88

Commissioner of Transportation

By *M. J. Mignogna*
 MICHAEL J. MIGNOGNA

IMPORTANT

This permit, with application and drawing (or copies thereof) attached shall be placed in the hands of the contractor before any work begins.

NOTICE: Before work is started and upon its completion, the permittee absolutely must notify the Resident Engineer,
DONALD F FULLAM
(914)562-4020
112 DICKSON STREET
NEWBURGH, NEW YORK 12550

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED AND SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this Permit was completed on (Date) _____

Refund of deposit or return of bond or reduction of amount charged against bond or deposit on file for this permit whichever is appropriate, is requested:

Date _____

PERMITTEE

AUTHORIZED AGENT (IF ANY)

Upon acceptance of work performed as satisfactorily completed, the Resident Engineer will sign the following and forward to the Regional Office.

Work authorized by this Permit has been satisfactorily completed and is accepted.

Date _____

RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

To : HIGHWAY PERMIT SECTION:

- ☐ Refund of Deposit on this Permit is authorized.
- ☐ Return of Bond furnished for this Permit is authorized.
- ☐ Amount charged against Blanket Bond for this permit may be cancelled.
- ☐ Retain Bond for future permits.

Date _____

REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department agency, and his or its successors in interest, shall be for maintenance and repair of such work as set forth within the terms and conditions of the work permit.

SM 42h (1/87)

STATE OF NEW YORK — DEPARTMENT OF TRANSPORTATION



7006789

Employee \$ 27.50
 Insurance \$ 2.50
 Total Received \$ 30.00

HIGHWAY WORK PERMIT

Permit No. 08-88-6789
 Est. Compl. Date 12/31/89

Check or M.O. No. 1039

SH No. 42

Liability Insurance

Deposit Rec. for \$ 0.00

Policy No. N/A

Expiring / /

Check or M.O. No.

Dated / /

Liability Benefit Coverage

Policy No. N/A

Permittee K. S. K. MANAGEMENT CO.

Charge to Bond No. (\$ 0.00)

P.O. BOX 267

or Undertaking on File

MONROE, NY, 10950

Workmen's Compensation

att:

Policy No. N/A

Billing Address for Return of Bond/Deposit

Return of Deposit Made Payable to:

(Complete if different from above)

(Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

WATER AND SEWER HOOK-UP LESS THAN 5'0" DEEP.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. IN ADDITION, ANYBODY WORKING IN THE RIGHT OF WAY IS REQUIRED TO WEAR A HARD HAT AND A REFELCTIVE SAFETY VEST.

County — ORANGE

Municipality — NEW WINDSOR

Route # — 94

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations whether, general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at POUGHKEEPSIE, N.Y.

Date Signed 06/15/88

Commissioner of Transportation

By *M. J. Mignogna*
 MICHAEL J. MIGNOGNA

IMPORTANT

This permit, with application and drawing (or copies thereof) attached shall be placed in the hands of the contractor before any work begins.

NOTICE: Before work is started and upon its completion, the permittee absolutely must notify the Resident Engineer,
DONALD F FULLAM
(914)562-4020
112 DICKSON STREET
NEWBURGH, NEW YORK 12550

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED AND SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this Permit was completed on (Date) _____

Refund of deposit or return of bond or reduction of amount charged against bond or deposit on file for this permit whichever is appropriate, is requested:

Date _____

PERMITTEE

AUTHORIZED AGENT (IF ANY)

Upon acceptance of work performed as satisfactorily completed, the Resident Engineer will sign the following and forward to the Regional Office.

Work authorized by this Permit has been satisfactorily completed and is accepted.

Date _____

RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

To: HIGHWAY PERMIT SECTION:

- ☐ Refund of Deposit on this Permit is authorized.
- ☐ Return of Bond furnished for this Permit is authorized.
- ☐ Amount charged against Blanket Bond for this permit may be cancelled.
- ☐ Retain Bond for future permits.

Date _____

REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department agency, and his or its successors in interest, shall be for maintenance and repair of such work as set forth within the terms and conditions of the work permit.

P.B. # 88-34



7006817

Permit Fee \$ 150.00
Ins. Fee \$ 2.50
Total Received \$ 152.50

HIGHWAY WORK PERMIT

Permit No. 08-88-6817
Est. Compl. Date 12/31/89

Check or M.O. No. 1134
Liability Insurance

SH (No.) 42
Deposit Rec. for \$ 1500.00

Policy No. N/A
Disability Benefit Coverage
Policy No. N/A

Expiring / /

Check or M.O. No. 1033
Dated 05/26/88

Permittee: K & K MANAGEMENT CO.
P.O. BOX 267
MONROE, NY 10950

Charge to Bond No. 0-00
or Undertaking on File
Workmen's Compensation
Policy No. N/A

Billing Address for Return of Bond/Deposit
(Complete if different from above)

Return of Deposit Made Payable to
(Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to

CONSTRUCT COMMERCIAL PARKING LOT ACCESS AS PER PLANS WITH REVISIONS SHOWN IN RED. ALL DISTURBED AREAS WITHIN STATE ROW ARE TO BE TOPSOILED, SEEDED AND MULCHED. NO TREES WITHIN THE STATE ROW OVER 6" DBH ARE TO BE REMOVED WITHOUT PRIOR PERMISSION FROM THIS OFFICE. STONEWALL IS TO REMAIN AS PART OF PERMIT AND BE RESTORED/REPAIRED AS DETERMINED BY THE DEPARTMENT REPRESENTATIVE.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. IN ADDITION, ANYBODY WORKING IN THE RIGHT OF WAY IS REQUIRED TO WEAR A HARD HAT AND A REFLECTIVE SAFETY VEST.

County —

ORANGE

Municipality —

NEW WINDSOR

Route # —

94

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein if required; and pursuant to the conditions and regulations whether, general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at

Date Signed DOUGHKEEPSIE, N.Y.

06/22/88

Commissioner of Transportation

By

MICHAEL J. MIGNOGNA

M. J. Mignogna
Emc

IMPORTANT

This permit, with application and drawing (or copies thereof) attached shall be placed in the hands of the contractor before any work begins.

NOTICE: Before work is started and upon its completion, the permittee absolutely must notify the Resident Engineer,

DONALD F FULLAM
(914)562-4020

112 DICKSON STREET
NEWBURGH, NEW YORK 12550

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Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department agency, and his or its successors in interest, shall be for maintenance and repair of such work as set forth within the terms and conditions of the work permit.

P.B.#88-34

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 23 August 1988

SUBJECT: Oakwood Commercial Center

Planning Board Reference Number: Not supplied

Fire Prevention Reference Number: 88-56

A review of the above referenced subject site plan/subdivision was conducted on 11 August 1988.

This site plan/subdivision is found acceptable.


Robert F. Rodgers; CCA
Fire Inspector



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: Oakwood Commercial Center
PROJECT NUMBER: 88-34

Completed Application Form	<input checked="" type="checkbox"/>
Notarized Endorsement on Application	<input checked="" type="checkbox"/>
Application Fee	<input checked="" type="checkbox"/>
Proxy Statement	<input checked="" type="checkbox"/>
Environmental Assessment Form	<input checked="" type="checkbox"/>
Completed Checklist	<input checked="" type="checkbox"/>
Fourteen (14) Sets of Submittal Plans	<input checked="" type="checkbox"/>

ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department	_____	Building Inspector	_____
Planning Board Engineer	_____	Water Department	_____
Orange County Planning*	_____	Highway Department	_____
Bureau of Fire Prevention	_____	NYS DOT*	_____

In addition copies of the following should be sent to the Planning Board Engineer:

Application	_____	EAF	_____
Submittal Checklist	_____	Dept. Review	_____

* O/C Planning and DOT as required.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Oakwood Commercial Center
2. Name of Applicant Leon Klein K&K Managment Phone 914)783-7417
Address 1 Freeland Street Monroe, NY 10950
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Cappichioni Inc. Phone 565-6690
Address 316 Blooming Grove Trnpg. Rt. 94 New Windsor NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Tectonic Engineering Phone 914)928-6531
Address 600 Route 32, PO Box 447 Highland Mills, NY 10930
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the North side of Route 94 (UASSICK Ave. Trnpg)
10 feet East (Direction)
of the corner Oakwood Terrace & rt. 94
(Street)
7. Acreage of Parcel .798 8. Zoning District NC
9. Tax Map Designation: Section 44 Block 1 Lot 39
10. This application is for site plan approval
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
_____ (Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

16th day of May 1988

Elmer F. Lerne
Notary Public

Sean K. K.
(Owner's Signature)

Sean K. K. K&K MANAGEMENT CO.
(Applicant's Signature)

V. P. Asst. Mgr. PR.
(Title)

ELISE F. LEONE
NOTARY PUBLIC, State of NY
No. 489157
Qualified in Orange County
Commission Expires May 31, 1989

REV. 3-87

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Oakwood Commercial Center

Location: 316 Blooming Grove Turnpike, New Windsor, N.Y.

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: _____ Date: _____

Preparer's Title: _____

Agency: _____

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Leon Klein-----, deposes and says that he
resides at 1 Freeland Street Monroe NY 10950
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of 316 Blooming Grove Trnpg.,
Rt. 94, New Windsor, NY 12550

which is the premises described in the foregoing application and
that he has authorized Tectonic Engineering PC
to make the foregoing application as described therein.

Date: May 16/88

Leon Klein
(Owner's Signature)

Donell B.
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | Section |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval | 33. <input checked="" type="checkbox"/> Storm Drainage |
| Stamp. | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. <input checked="" type="checkbox"/> Area Lighting |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| of Site | |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Water Supply/Fire |
| | Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input checked="" type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <input checked="" type="checkbox"/> Building Coverage (% |
| 22. <input checked="" type="checkbox"/> Landscaping | of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening | Ft.) |
| 25. <input checked="" type="checkbox"/> Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% |
| 26. <input checked="" type="checkbox"/> Parking Areas | of Total Area) |
| 27. <input checked="" type="checkbox"/> Loading Areas | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 28. <input checked="" type="checkbox"/> Paving Details | 51. <input checked="" type="checkbox"/> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces |
| | Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

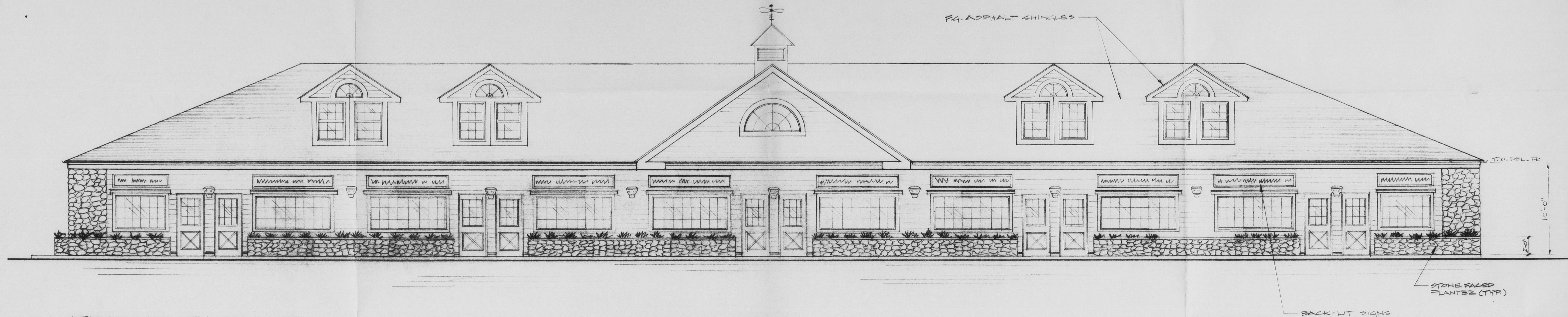
The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Wm. L. Benner PE

Licensed Professional

Rev. 3-87

Date: 5-17-88



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

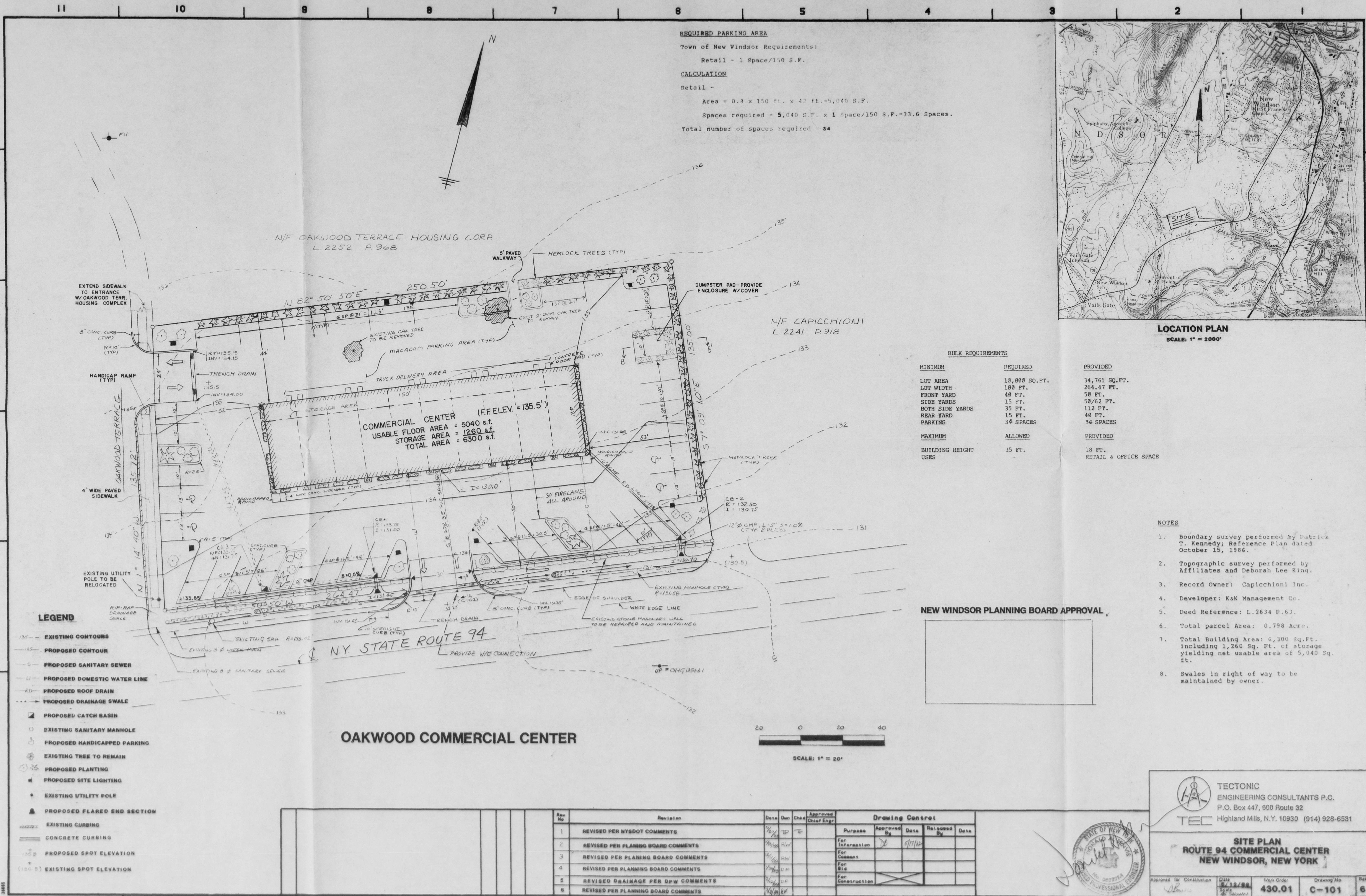


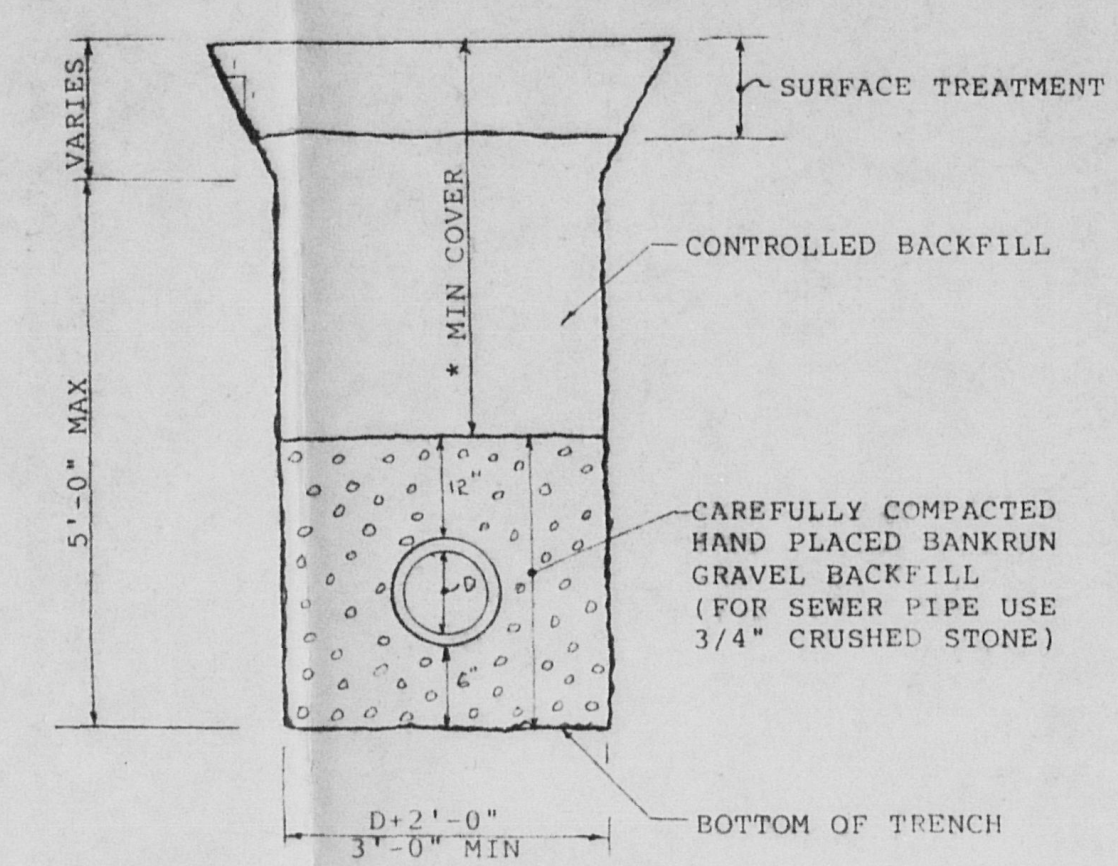
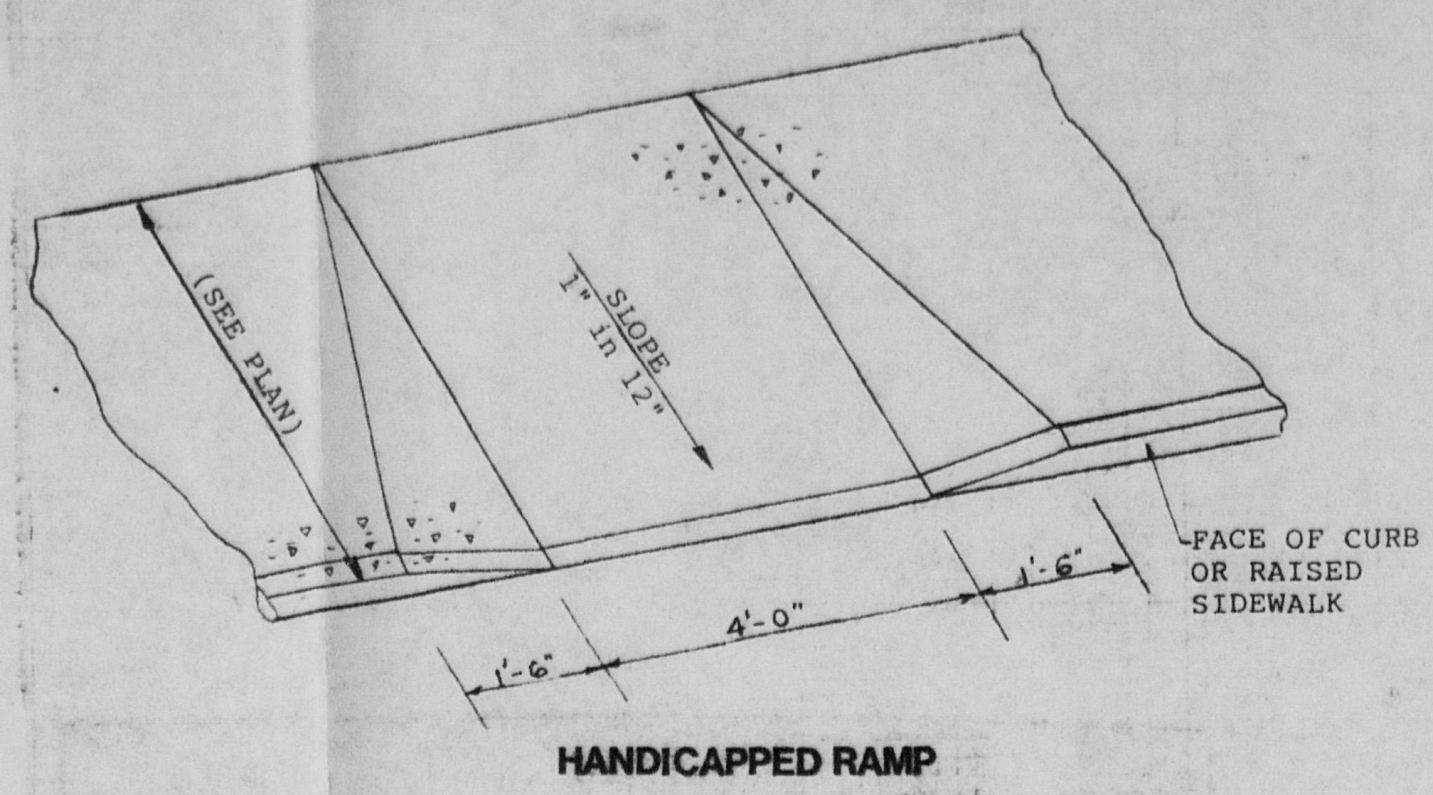
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

OAKWOOD COMMERCIAL CENTER
1 STORY RETAIL/OFFICE BLDG.

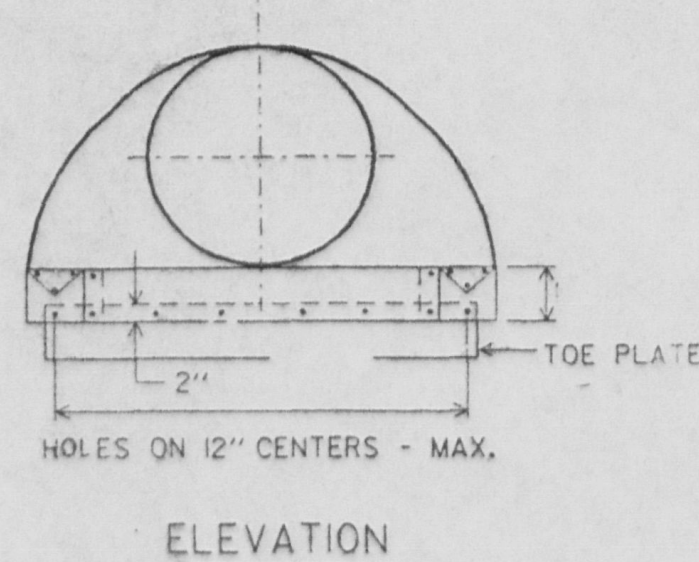
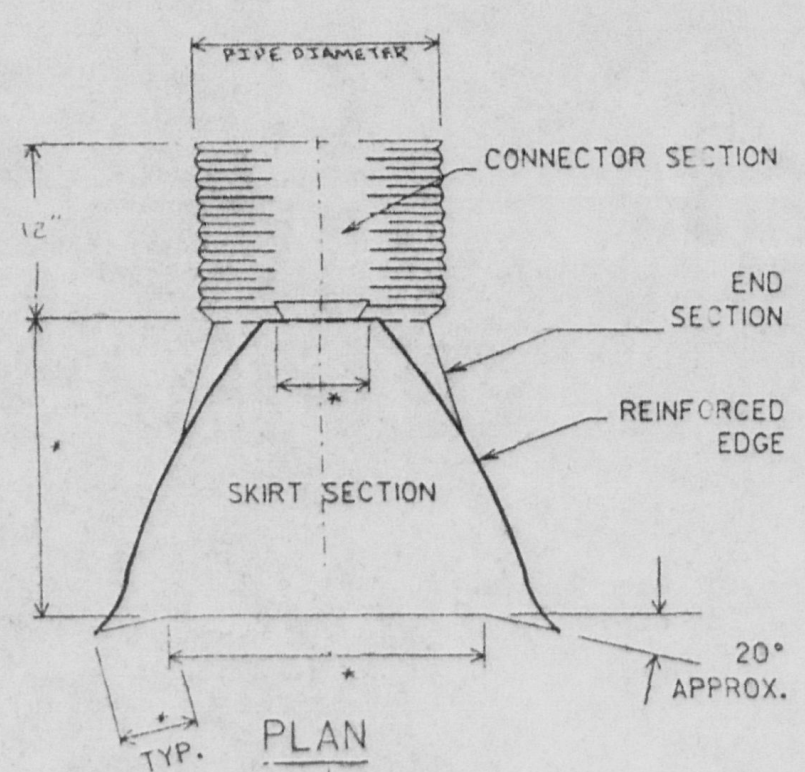
3/8/84

DESIGN GROUP
200 WEST 10TH AVE.
CENTRAL VALLEY, CA 95707
(916) 484-4444



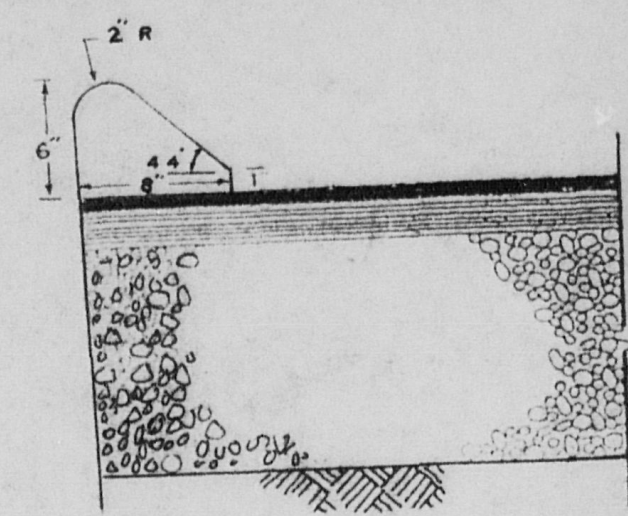


* 4" FOR SEWER & WATER
2'-6" FOR DRAINAGE

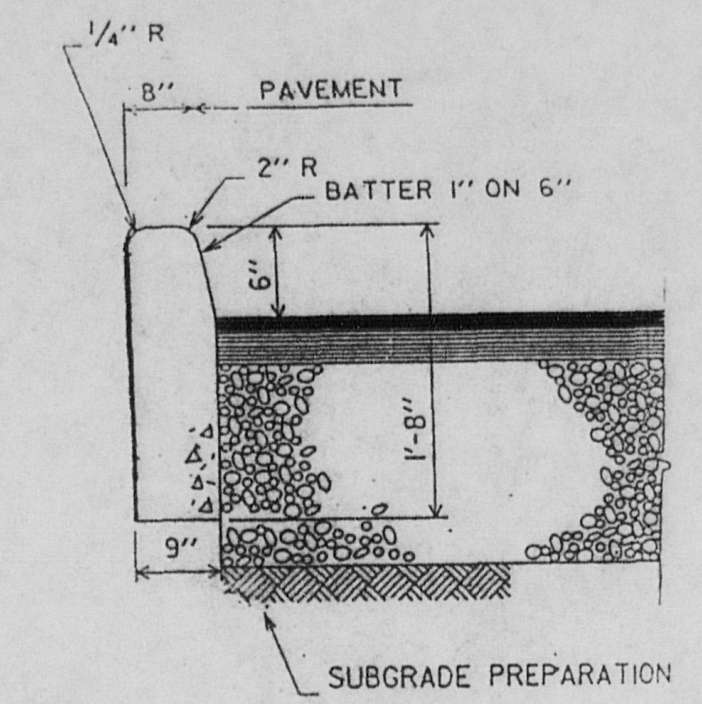


NOTES:
* In accordance with manufacturers requirements.

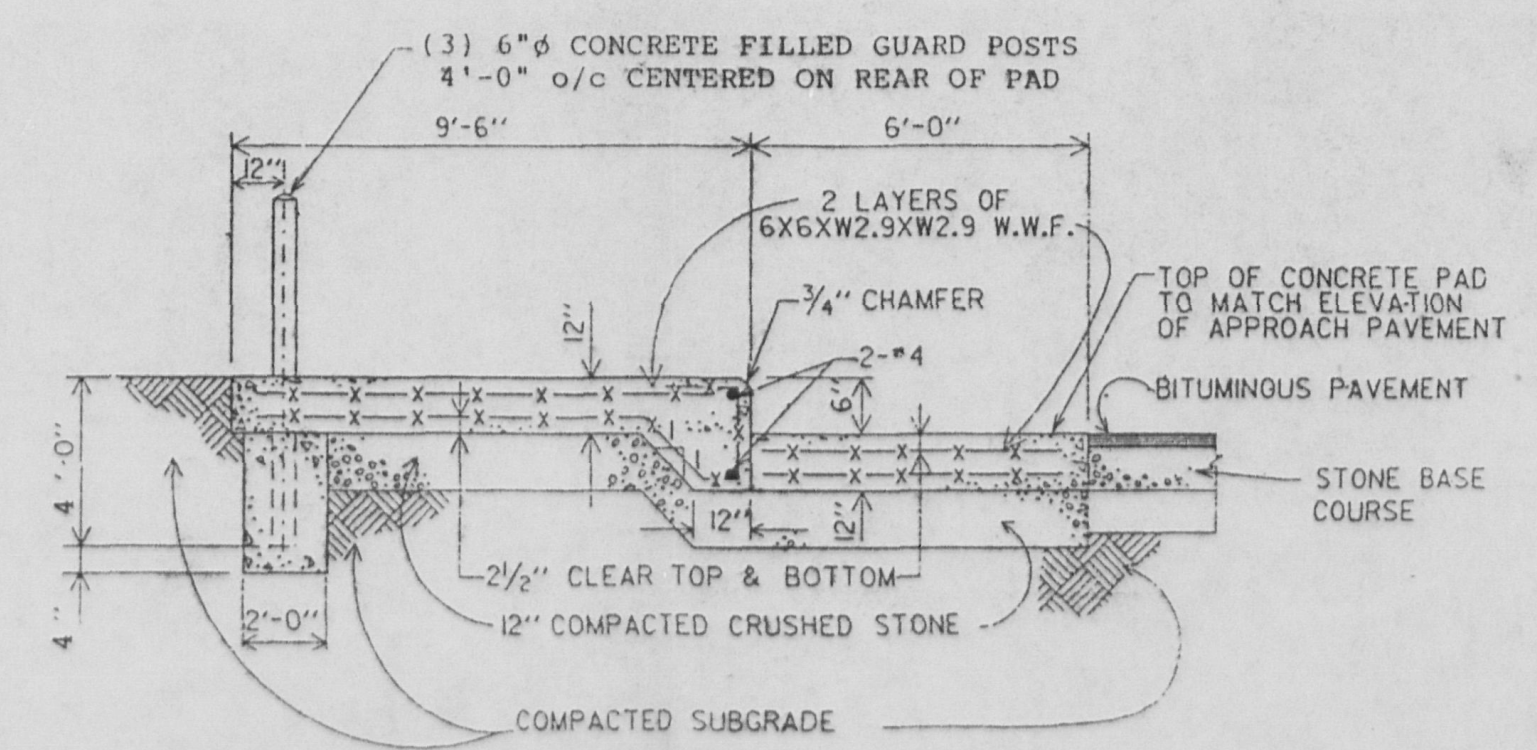
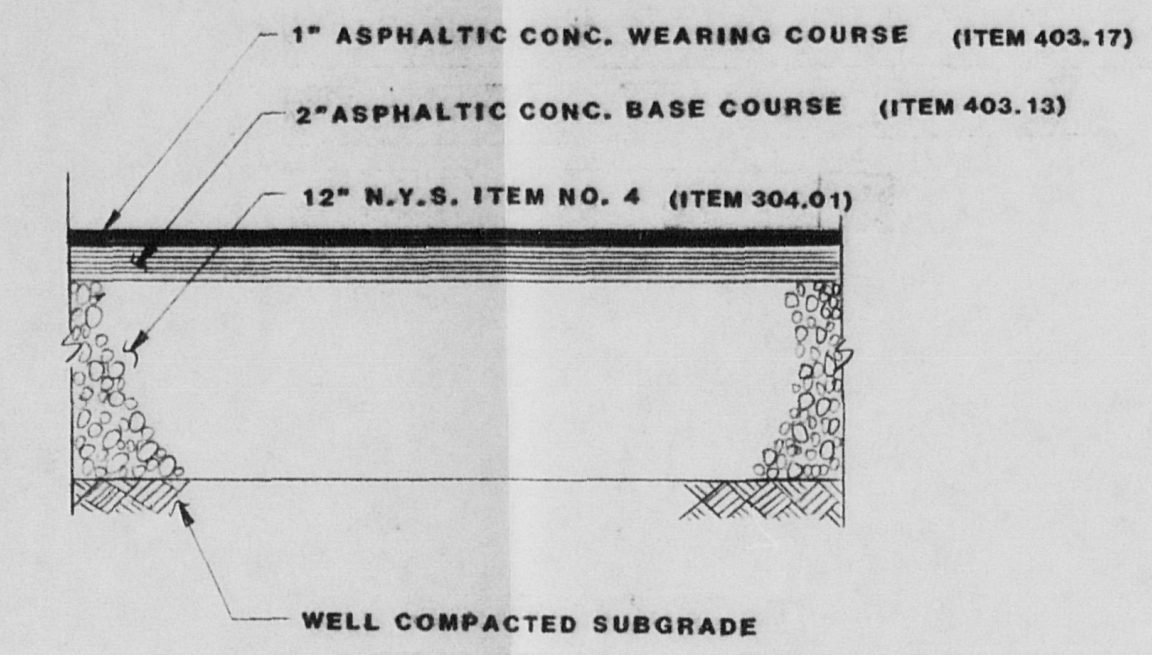
NOTE:
* THIS UNIT HAS 4.75" x 4.75" ID. KNOCKOUT PANELS CENTERED ON SIDEWALLS.
* WEIGHTS:
CATCH BASIN - 2347 LBS.
CONCRETE FLAT TOP AVAILABLE - 907 LBS (6" THICK)
CONCRETE TO TEST 4000 PSI AT 28 DAYS



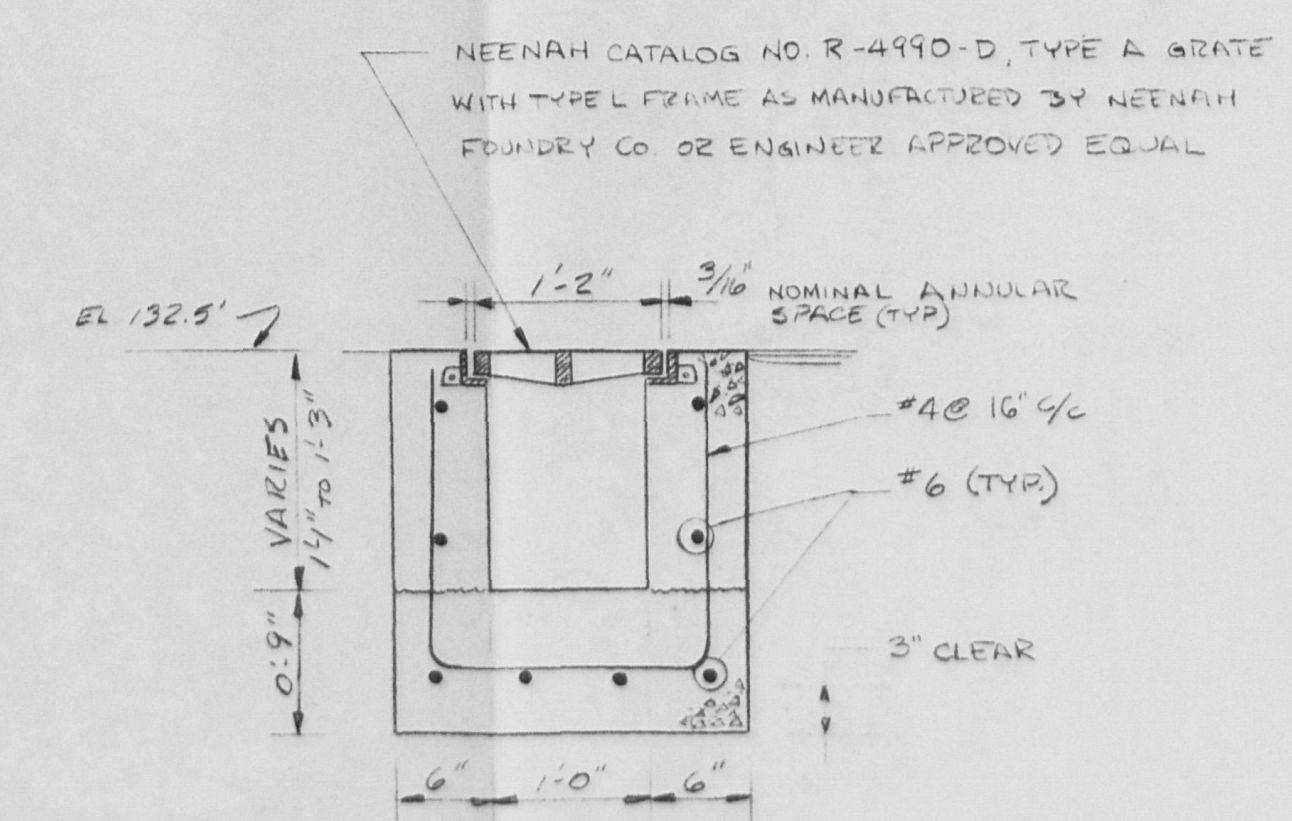
1. Asphalt concrete to conform with requirements for NYS Item 403J7.
2. Curbing to be constructed by extrusion method.



NOTES:
1. CURB TO BE CONSTRUCTED IN 10' LENGTHS.
2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50' AT THE ENDS AND MID-POINT OF RETURNS AND AT ANY POINT WHERE THE NEW CURB ABUTS OTHER CONCRETE STRUCTURES.
3. ALL CONCRETE FOR CURBS SHALL BE 3000 PSI @ 28 DAYS WITH BROOM FINISH.



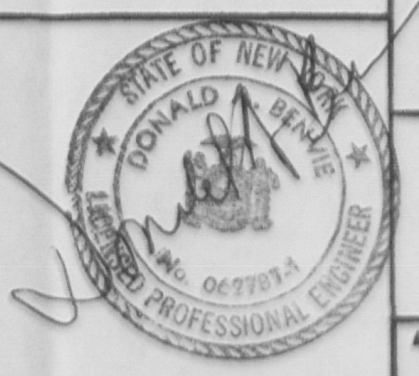
NOTE:
ALL CONCRETE FOR DUMPSTER PADS SHALL BE 4000 PSI @ 28 DAYS WITH BROOM FINISH.



SECTION A-A (C-101)

TRENCH DRAIN

Rev No	Revision	Date	Des	Chd	Approved	Chief Engr	Drawing Control			
1	REVISED PER NYS DOT COMMENTS	5/1/88	TP				Purpose	Approved By	Date	Released By
							For Information	DB	5/1/88	
							For Comment			
							For Bid			
							For Construction			



TECTONIC
ENGINEERING CONSULTANTS P.C.
P.O. Box 447, 600 Route 32
Highland Mills, N.Y. 10930 (914) 928-6531

SITE DETAILS
ROUTE 94 COMMERCIAL CENTER
NEW WINDSOR, NEW YORK

Approved for Construction: [Signature]
Date: 5/12/88
Scale: NONE

Mark Order: 430.01

Drawing No: C-102

Rev: 1